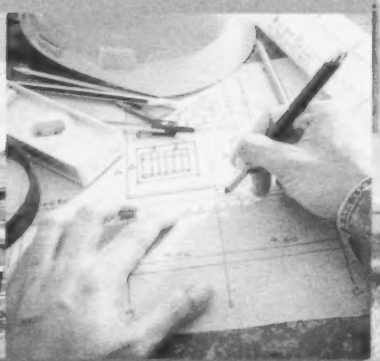
HOUSING MARKET INFORMATION

HOUSING NOW TABLES

Greater Toronto Area

Date Released: May 2018



Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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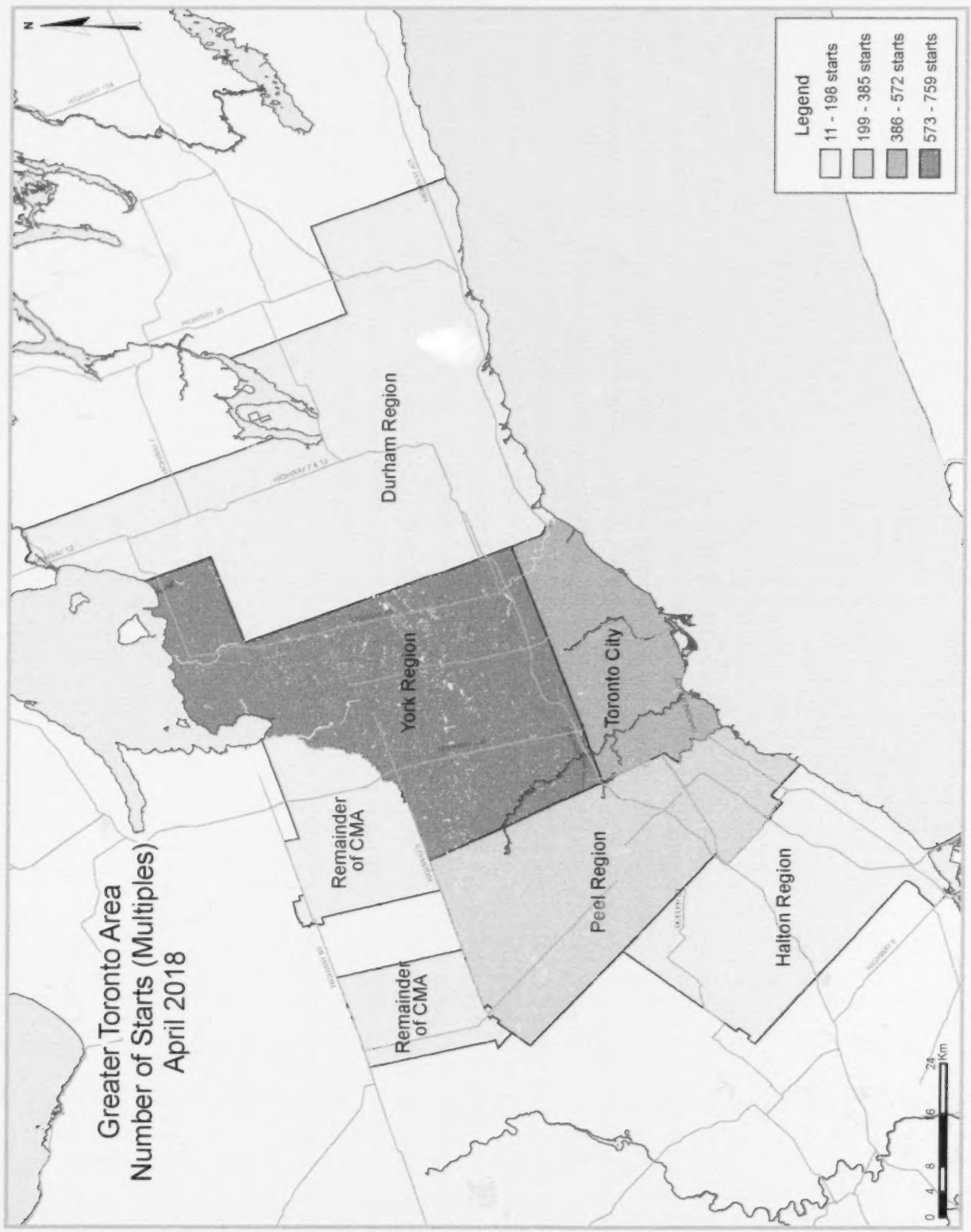
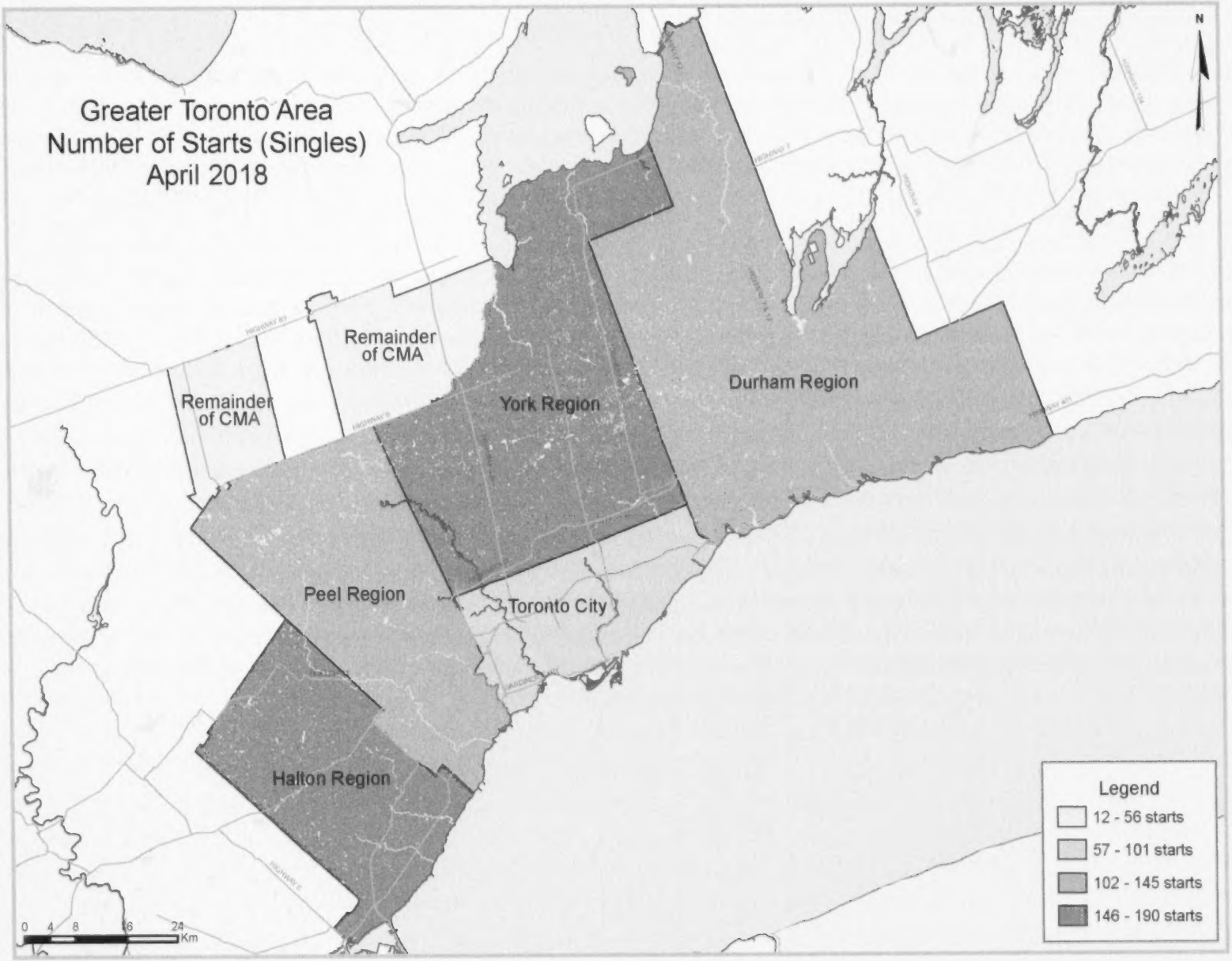
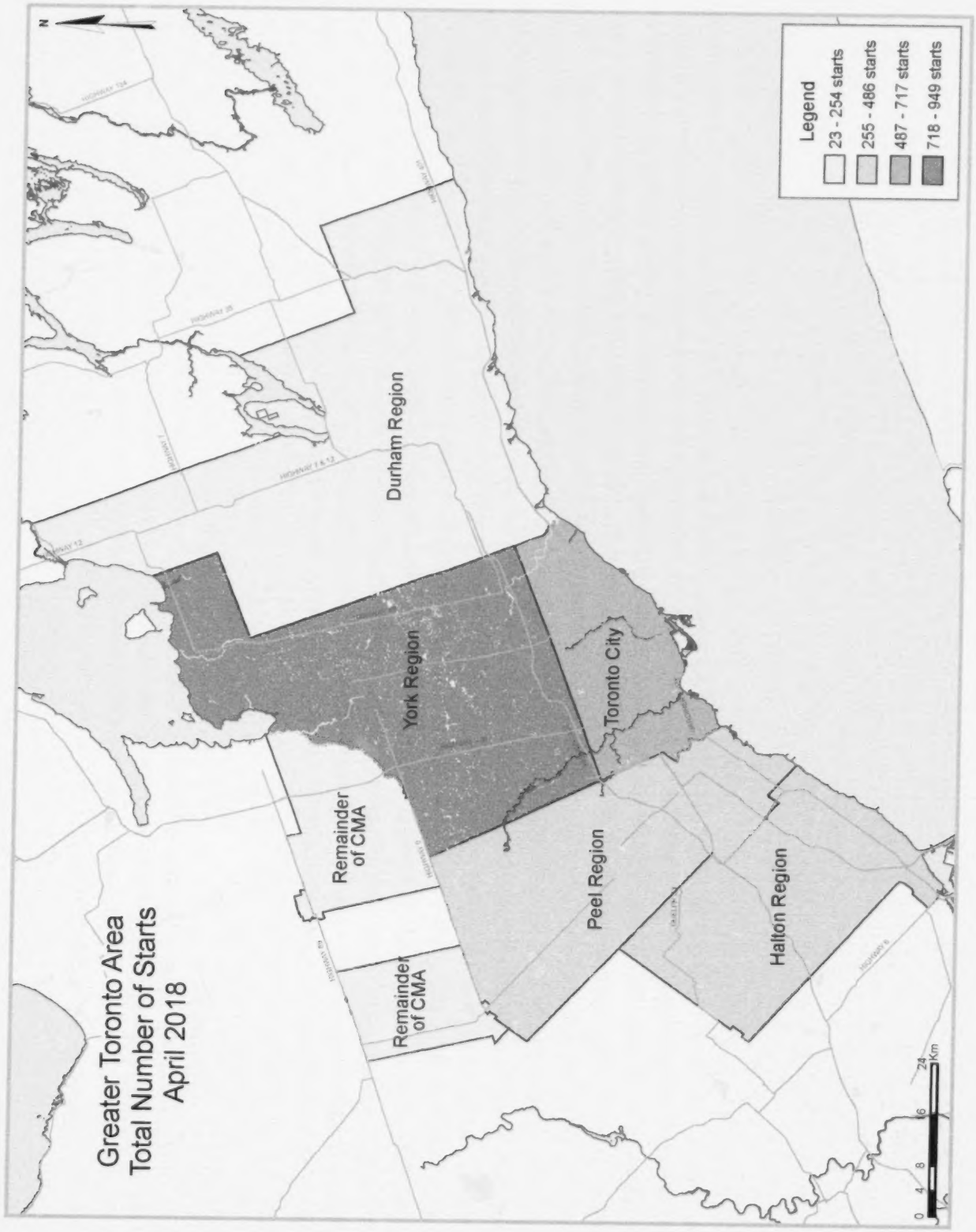
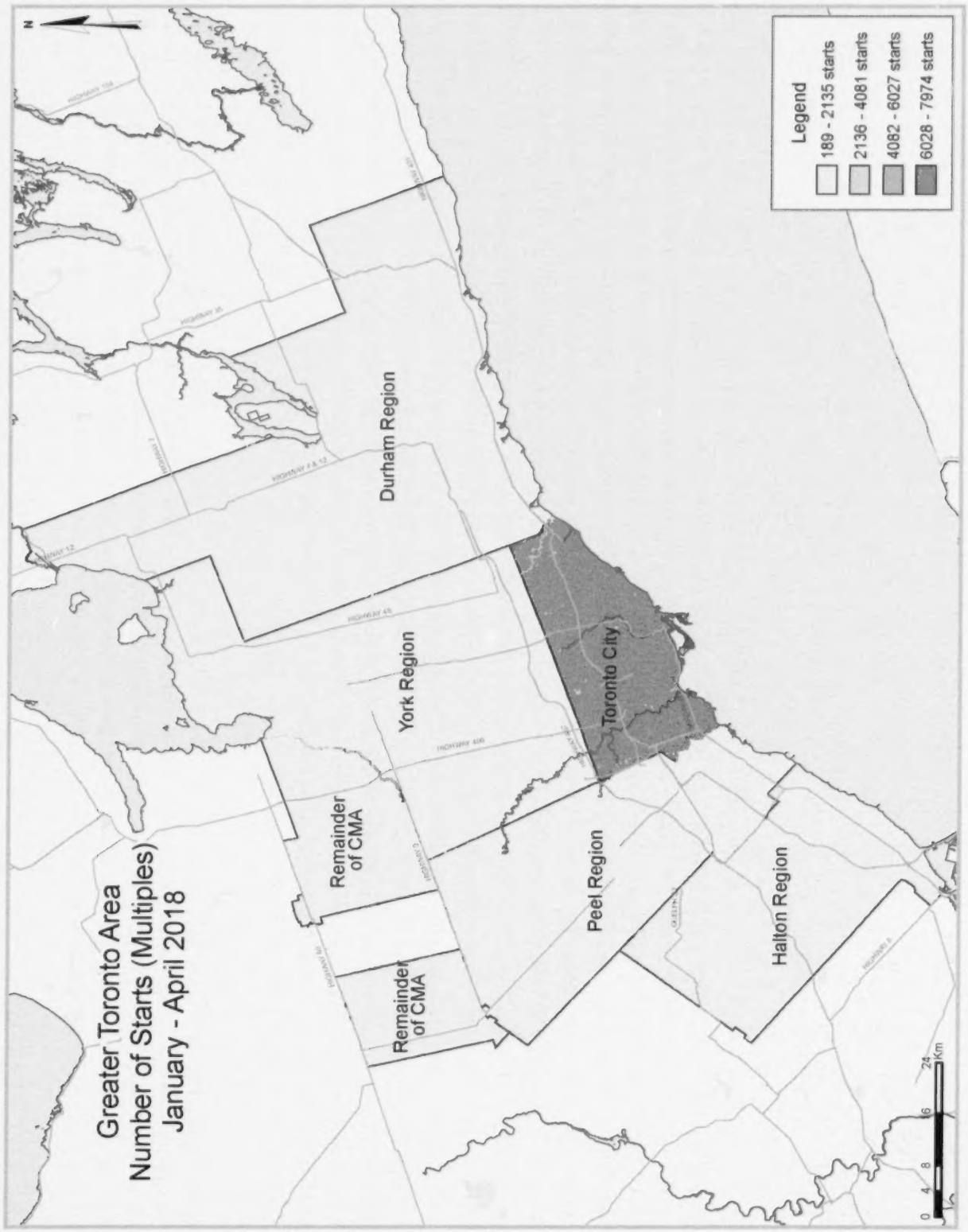
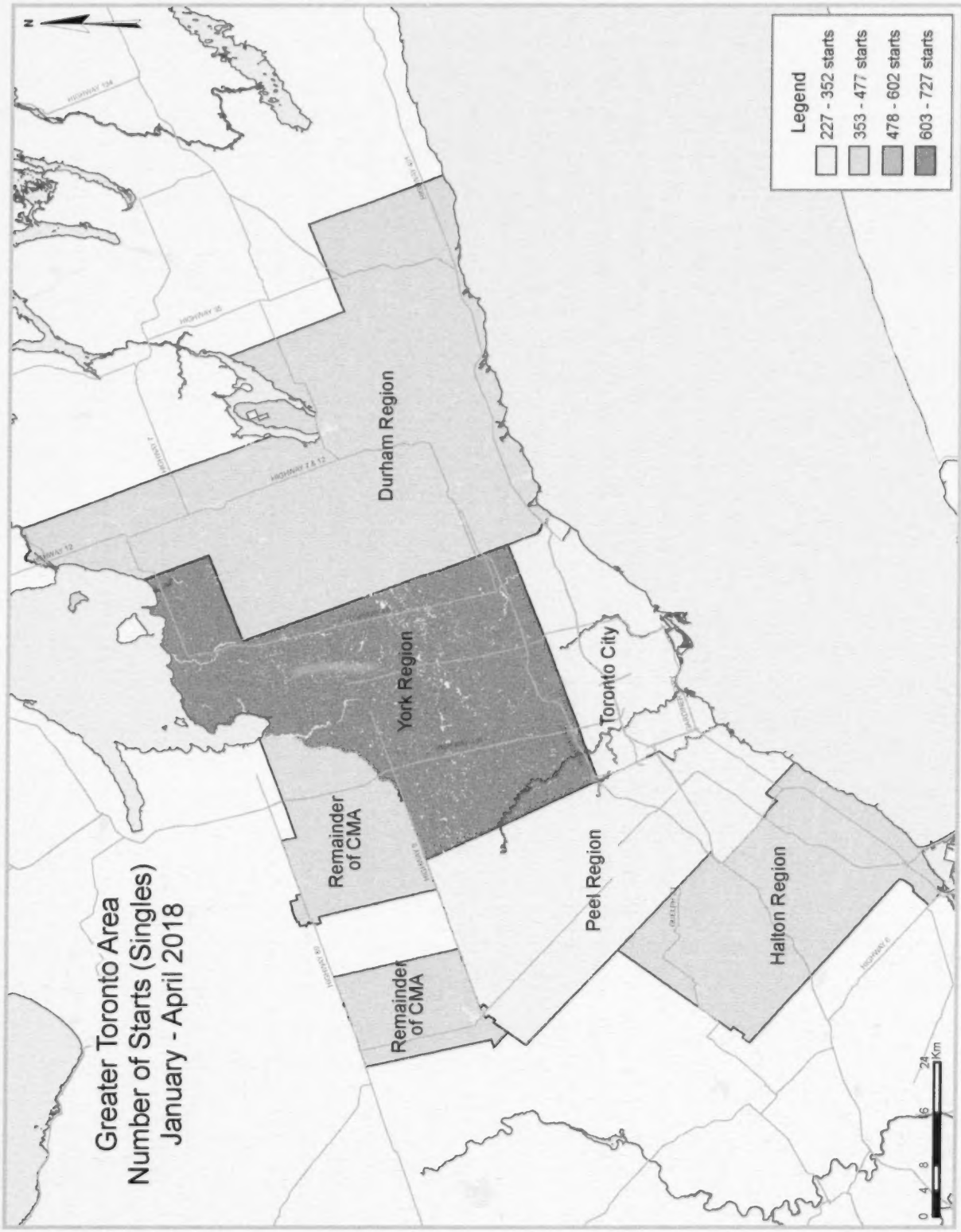
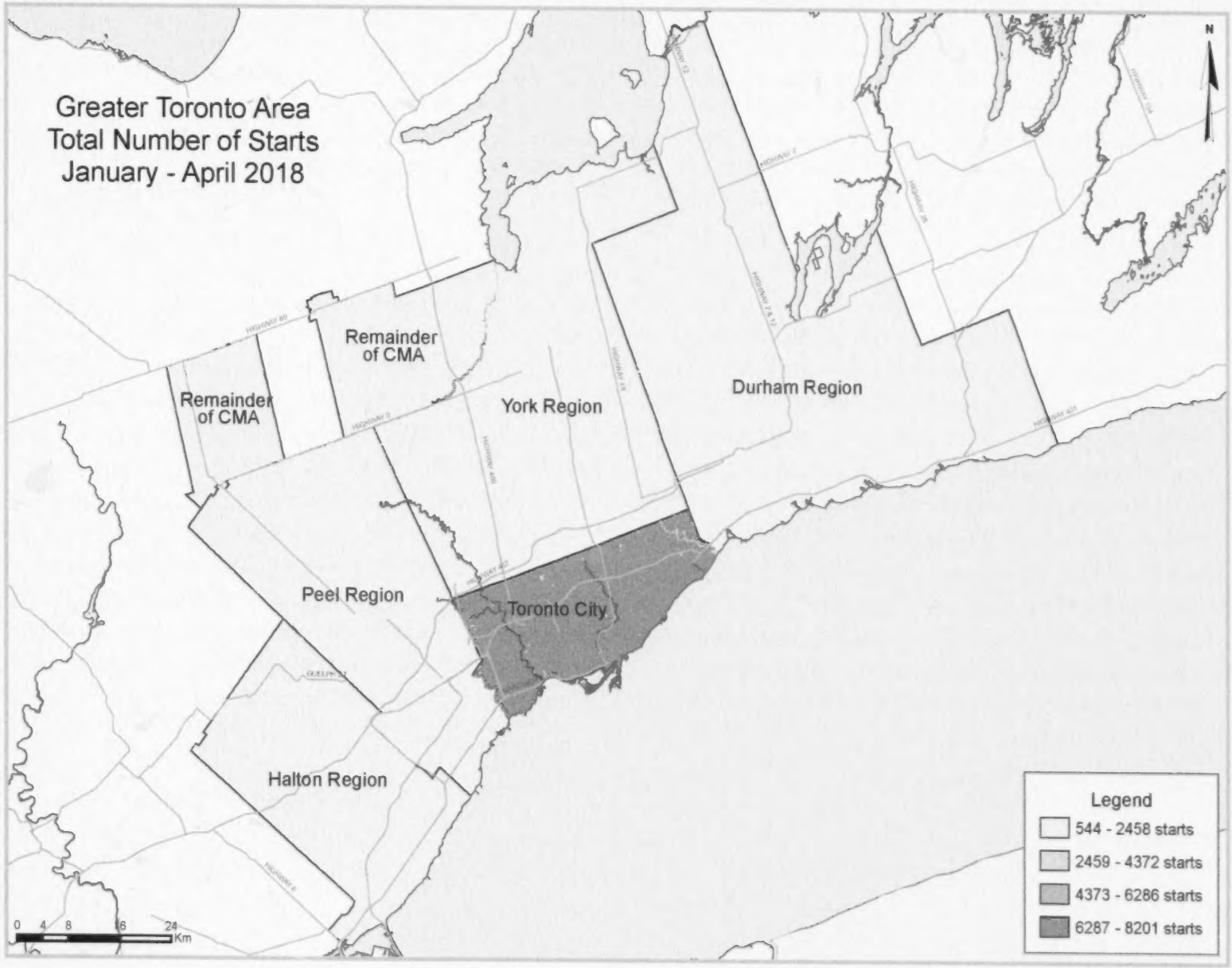

Greater Toronto Area
Number of Starts (Multiples)
April 2018
Legend
11 - 198 starts
199 - 385 starts
386 - 572 starts
573 - 759 starts
N
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
0 4 8 16 24 Km


Greater Toronto Area
Number of Starts (Singles)
April 2018
N
Remainder of CMA
Remainder of CMA
York Region
Durham Region
Peel Region
Toronto City
Halton Region
Legend
12 - 56 starts
57 - 101 starts
102 - 145 starts
146 - 190 starts
0 4 8 16 24
Km


Greater Toronto Area
Total Number of Starts
April 2018
Legend
23 - 254 starts
255 - 486 starts
487 - 717 starts
718 - 949 starts
N
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
0 4 8 16 24 Km


Greater Toronto Area
Number of Starts (Multiples)
January - April 2018
Legend
189 - 2135 starts
2136 - 4081 starts
4082 - 6027 starts
6028 - 7974 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
N
0 4 8 16 24 Km


Greater Toronto Area
Number of Starts (Singles)
January - April 2018
Legend
227 - 352 starts
353 - 477 starts
478 - 602 starts
603 - 727 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
N
0 4 8 16 24 Km


Greater Toronto Area
Total Number of Starts
January - April 2018
N
Remainder of CMA
Remainder of CMA
York Region
Durham Region
Peel Region
Toronto City
Halton Region
0 4 8 16 24
Km
Legend
544 - 2458 starts
2459 - 4372 starts
4373 - 6286 starts
6287 - 8201 starts

ZONE DESCRIPTIONS - GREATER TORONTO AREA	
Toronto City	Toronto, East York, Etobicoke, North York, Scarborough, York
York Region	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
Peel Region	Brampton, Caledon, Mississauga
Halton Region	Burlington, Halton Hills, Milton, Oakville
Durham Region	Ajax, Brock, Clarington, Oshawa, Pickering, Scugog, Uxbridge, Whitby

ZONE DESCRIPTIONS - TORONTO CMA	
Toronto City	Toronto, East York, Etobicoke, North York, Scarborough, York
York Region	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
Peel Region	Brampton, Caledon, Mississauga
Halton Region (part)	Halton Hills, Milton, Oakville
Durham Region (part)	Ajax, Pickering, Uxbridge
Remainder of CMA	Bradford / West Gwillimbury, Town of Mono, New Tecumseth, Orangeville

ZONE DESCRIPTIONS - OSHAWA CMA
Whitby (Town)
Oshawa (City)
Clarington (Municipality)

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units
5	MLS® Residential Activity
6	Economic Indicators

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Starts (SAAR and Trend) April 2018		
Toronto CMA[1]	March 2018	April 2018
Trend[2]	41,438	41,196
SAAR	38,546	26,768
	April 2017	April 2018
Actual		
April - Single-Detached	915	520
April - Multiples	2,352	1,638
April - Total	3,267	2,158
January to April - Single-Detached	3,230	1,958
January to April - Multiples	10,432	11,902
January to April - Total	13,662	13,860

Table 1b: Housing Starts (SAAR and Trend) April 2018		
Oshawa CMA[1]	March 2018	April 2018
Trend[2]	2,605	2,325
SAAR	2,670	1,930
	April 2017	April 2018
Actual		
April - Single-Detached	63	121
April - Multiples	7	-
April - Total	70	121
January to April - Single-Detached	414	386
January to April - Multiples	109	136
January to April - Total	523	522

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1a: Housing Activity Summary of Toronto CMA
April 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
April 2018	510	26	202	10	51	1,359	0	0	2,158
April 2017	912	144	459	3	65	1,684	0	0	3,267
% Change	-44.1	-81.9	-56.0	**	-21.5	-19.3	n/a	n/a	-33.9
Year-to-date 2018	1,923	330	762	35	234	9,050	0	1,526	13,860
Year-to-date 2017	3,218	398	2,120	12	347	6,456	22	1,089	13,662
% Change	-40.2	-17.1	-64.1	191.7	-32.6	40.2	-100.0	40.1	1.4
UNDER CONSTRUCTION									
April 2018	8,378	1,184	6,091	72	729	48,157	17	6,758	71,386
April 2017	10,935	1,040	6,114	25	1,000	42,681	104	5,871	67,770
% Change	-23.4	13.8	-0.4	188.0	-27.1	12.8	-83.7	15.1	5.3
COMPLETIONS									
April 2018	926	94	730	1	178	1,114	0	64	3,107
April 2017	984	56	467	0	12	1,658	0	0	3,177
% Change	-5.9	67.9	56.3	n/a	**	-32.8	n/a	n/a	-2.2
Year-to-date 2018	3,164	452	2,202	6	348	5,091	93	1,369	12,725
Year-to-date 2017	4,080	420	1,802	4	126	7,525	16	845	14,818
% Change	-22.5	7.6	22.2	50.0	176.2	-32.3	**	62.0	-14.1
COMPLETED & NOT ABSORBED									
April 2018	261	15	73	0	8	142	n/a	n/a	499
April 2017	311	20	88	0	21	885	n/a	n/a	1,325
% Change	-16.1	-25.0	-17.0	n/a	-61.9	-84.0	n/a	n/a	-62.3
ABSORBED									
April 2018	922	98	719	1	178	1,114	n/a	n/a	3,032
April 2017	973	57	490	0	12	1,660	n/a	n/a	3,192
% Change	-5.2	71.9	46.7	n/a	**	-32.9	n/a	n/a	-5.0
Year-to-date 2018	3,208	461	2,181	6	353	5,203	n/a	n/a	11,412
Year-to-date 2017	4,048	421	1,771	4	126	7,672	n/a	n/a	14,042
% Change	-20.8	9.5	23.2	50.0	180.2	-32.2	n/a	n/a	-18.7

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1b: Housing Activity Summary of Oshawa CMA
April 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
April 2018	121	0	0	0	0	0	0	0	121
April 2017	63	0	0	0	7	0	0	0	70
% Change	92.1	n/a	n/a	n/a	-100.0	n/a	n/a	n/a	72.9
Year-to-date 2018	386	0	0	0	11	125	0	0	522
Year-to-date 2017	414	4	79	0	20	6	0	0	523
% Change	-6.8	-100.0	-100.0	n/a	-45.0	**	n/a	n/a	-0.2
UNDER CONSTRUCTION									
April 2018	1,054	40	154	0	786	1,062	0	155	3,251
April 2017	778	18	283	0	261	493	2	771	2,606
% Change	35.5	122.2	-45.6	n/a	**	115.4	-100.0	-79.9	24.8
COMPLETIONS									
April 2018	65	8	12	0	39	0	0	0	124
April 2017	85	6	76	0	7	63	0	27	264
% Change	-23.5	33.3	-84.2	n/a	**	-100.0	n/a	-100.0	-53.0
Year-to-date 2018	284	8	35	0	74	0	0	77	478
Year-to-date 2017	376	26	205	0	80	165	0	33	885
% Change	-24.5	-69.2	-82.9	n/a	-7.5	-100.0	n/a	133.3	-46.0
COMPLETED & NOT ABSORBED									
April 2018	20	2	0	0	0	0	n/a	n/a	22
April 2017	25	2	0	0	1	0	n/a	n/a	28
% Change	-20.0	0.0	n/a	n/a	-100.0	n/a	n/a	n/a	-21.4
ABSORBED									
April 2018	65	8	8	0	39	0	n/a	n/a	120
April 2017	85	6	76	0	7	63	n/a	n/a	237
% Change	-23.5	33.3	-89.5	n/a	**	-100.0	n/a	n/a	-49.4
Year-to-date 2018	286	8	31	0	74	0	n/a	n/a	399
Year-to-date 2017	377	26	205	0	80	165	n/a	n/a	853
% Change	-24.1	-69.2	-84.9	n/a	-7.5	-100.0	n/a	n/a	-53.2

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1c: Housing Activity Summary of Greater Toronto Area
April 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
April 2018	661	26	191	10	51	1,450	0	0	2,389
April 2017	779	118	459	0	67	1,804	0	0	3,227
% Change	-15.1	-78.0	-58.4	n/a	-23.9	-19.6	n/a	n/a	-26.0
Year-to-date 2018	2,064	322	738	35	207	9,147	0	1,578	14,091
Year-to-date 2017	3,155	358	2,169	9	330	6,582	22	1,089	13,714
% Change	-34.6	-10.1	-66.0	**	-37.3	39.0	-100.0	44.9	2.7
UNDER CONSTRUCTION									
April 2018	8,924	1,136	6,031	66	1,440	50,167	17	6,965	74,746
April 2017	10,558	980	6,150	13	1,213	44,109	69	6,639	69,731
% Change	-15.5	15.9	-1.9	**	18.7	13.7	-75.4	4.9	7.2
COMPLETIONS									
April 2018	879	90	712	0	217	1,114	0	64	3,076
April 2017	945	52	502	0	19	1,721	0	27	3,266
% Change	-7.0	73.1	41.8	n/a	**	-35.3	n/a	137.0	-5.8
Year-to-date 2018	3,049	424	2,115	3	413	5,245	74	1,446	12,769
Year-to-date 2017	4,059	400	1,863	1	219	7,912	16	878	15,348
% Change	-24.9	6.0	13.5	200.0	88.6	-33.7	**	64.7	-16.8
COMPLETED & NOT ABSORBED									
April 2018	283	17	70	0	8	142	n/a	n/a	520
April 2017	307	23	72	0	22	885	n/a	n/a	1,309
% Change	-7.8	-26.1	-2.8	n/a	-63.6	-84.0	n/a	n/a	-60.3
ABSORBED									
April 2018	872	94	700	0	217	1,114	n/a	n/a	2,997
April 2017	949	53	525	0	19	1,723	n/a	n/a	3,269
% Change	-8.1	77.4	33.3	n/a	**	-35.3	n/a	n/a	-8.3
Year-to-date 2018	3,086	433	2,093	3	418	5,467	n/a	n/a	11,500
Year-to-date 2017	4,040	401	1,832	1	206	8,059	n/a	n/a	14,539
% Change	-23.6	8.0	14.2	200.0	102.9	-32.2	n/a	n/a	-20.9

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
April 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Toronto City									
April 2018	78	4	0	0	0	495	0	0	577
April 2017	108	4	133	0	0	1,508	0	0	1,753
York Region									
April 2018	183	18	127	7	0	614	0	0	949
April 2017	122	0	64	0	0	68	0	0	254
Peel Region									
April 2018	115	4	0	3	0	250	0	0	372
April 2017	290	8	180	0	9	0	0	0	487
Halton Region									
April 2018	156	0	45	0	42	91	0	0	334
April 2017	109	90	41	0	51	120	0	0	411
Durham Region									
April 2018	129	0	19	0	9	0	0	0	157
April 2017	150	16	41	0	7	108	0	0	322
Toronto CMA									
April 2018	510	26	202	10	51	1,359	0	0	2,158
April 2017	912	144	459	3	65	1,684	0	0	3,267
Oshawa CMA									
April 2018	121	0	0	0	0	0	0	0	121
April 2017	63	0	0	0	7	0	0	0	70
Greater Toronto Area									
April 2018	661	26	191	10	51	1,450	0	0	2,389
April 2017	779	118	459	0	67	1,804	0	0	3,227

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
April 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Toronto City									
April 2018	1,400	182	1,043	9	355	37,132	17	5,835	45,973
April 2017	1,591	174	1,282	0	477	31,980	62	5,080	40,646
York Region									
April 2018	3,230	290	2,868	24	45	7,004	0	163	13,624
April 2017	3,994	170	2,305	6	116	5,974	0	232	12,797
Peel Region									
April 2018	1,052	246	524	32	44	2,301	0	25	4,224
April 2017	2,678	428	1,224	0	150	3,253	5	0	7,738
Halton Region									
April 2018	1,688	324	1,100	1	188	2,023	0	479	5,803
April 2017	1,024	164	921	0	89	2,275	0	284	4,757
Durham Region									
April 2018	1,554	94	496	0	808	1,707	0	463	5,122
April 2017	1,271	44	418	7	381	627	2	1,043	3,793
Toronto CMA									
April 2018	8,378	1,184	6,091	72	729	48,157	17	6,758	71,386
April 2017	10,935	1,040	6,114	25	1,000	42,681	104	5,871	67,770
Oshawa CMA									
April 2018	1,054	40	154	0	786	1,062	0	155	3,251
April 2017	778	18	283	0	261	493	2	771	2,606
Greater Toronto Area									
April 2018	8,924	1,136	6,031	66	1,440	50,167	17	6,965	74,746
April 2017	10,558	980	6,150	13	1,213	44,109	69	6,639	69,731

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
April 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Toronto City									
April 2018	65	0	73	0	0	544	0	64	746
April 2017	88	4	0	0	0	1,658	0	0	1,750
York Region									
April 2018	393	14	259	0	0	428	0	0	1,094
April 2017	255	16	220	0	12	0	0	0	503
Peel Region									
April 2018	203	14	265	0	35	0	0	0	517
April 2017	419	18	176	0	0	0	0	0	613
Halton Region									
April 2018	116	54	68	0	143	142	0	0	523
April 2017	70	6	30	0	0	0	0	0	106
Durham Region									
April 2018	102	8	47	0	39	0	0	0	196
April 2017	113	8	76	0	7	63	0	27	294
Toronto CMA									
April 2018	926	94	730	1	178	1,114	0	64	3,107
April 2017	984	56	467	0	12	1,658	0	0	3,177
Oshawa CMA									
April 2018	65	8	12	0	39	0	0	0	124
April 2017	85	6	76	0	7	63	0	27	264
Greater Toronto Area									
April 2018	879	90	712	0	217	1,114	0	64	3,076
April 2017	945	52	502	0	19	1,721	0	27	3,266

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
April 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Toronto City									
April 2018	196	7	0	0	0	93	n/a	n/a	296
April 2017	224	12	19	0	21	750	n/a	n/a	1,026
York Region									
April 2018	35	8	12	0	0	49	n/a	n/a	104
April 2017	28	8	0	0	0	53	n/a	n/a	89
Peel Region									
April 2018	3	0	11	0	8	0	n/a	n/a	22
April 2017	3	0	22	0	0	0	n/a	n/a	25
Halton Region									
April 2018	17	0	47	0	0	0	n/a	n/a	64
April 2017	12	1	31	0	0	82	n/a	n/a	126
Durham Region									
April 2018	32	2	0	0	0	0	n/a	n/a	34
April 2017	40	2	0	0	1	0	n/a	n/a	43
Toronto CMA									
April 2018	261	15	73	0	8	142	n/a	n/a	499
April 2017	311	20	88	0	21	885	n/a	n/a	1,325
Oshawa CMA									
April 2018	20	2	0	0	0	0	n/a	n/a	22
April 2017	25	2	0	0	1	0	n/a	n/a	28
Greater Toronto Area									
April 2018	283	17	70	0	8	142	n/a	n/a	520
April 2017	307	23	72	0	22	885	n/a	n/a	1,309

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
April 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Toronto City									
April 2018	71	4	73	0	0	544	n/a	n/a	692
April 2017	68	3	0	0	0	1,660	n/a	n/a	1,731
York Region									
April 2018	393	14	251	0	0	428	n/a	n/a	1,086
April 2017	278	16	220	0	12	0	n/a	n/a	526
Peel Region									
April 2018	204	14	265	0	35	0	n/a	n/a	518
April 2017	419	18	176	0	0	0	n/a	n/a	613
Halton Region									
April 2018	116	54	68	0	143	142	n/a	n/a	523
April 2017	74	6	53	0	0	0	n/a	n/a	133
Durham Region									
April 2018	88	8	43	0	39	0	n/a	n/a	178
April 2017	110	10	76	0	7	63	n/a	n/a	266
Toronto CMA									
April 2018	922	98	719	1	178	1,114	n/a	n/a	3,032
April 2017	973	57	490	0	12	1,660	n/a	n/a	3,192
Oshawa CMA									
April 2018	65	8	8	0	39	0	n/a	n/a	120
April 2017	85	6	76	0	7	63	n/a	n/a	237
Greater Toronto Area									
April 2018	872	94	700	0	217	1,114	n/a	n/a	2,997
April 2017	949	53	525	0	19	1,723	n/a	n/a	3,269

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3a: History of Housing Starts of Toronto CMA
2008 - 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2017	10,128	1,406	6,499	44	810	17,487	39	2,325	38,738
% Change	-14.6	58.7	40.4	109.5	70.9	-5.4	-66.4	-8.9	-0.7
2016	11,863	886	4,630	21	474	18,486	116	2,551	39,027
% Change	16.5	-19.0	7.5	-48.8	-57.9	-18.5	84.1	-8.2	-7.7
2015	10,182	1,094	4,307	41	1,126	22,695	63	2,779	42,287
% Change	15.7	-28.0	42.4	46.4	26.7	76.5	**	54.5	46.2
2014	8,802	1,520	3,025	28	889	12,862	4	1,799	28,929
% Change	-6.1	-18.2	-14.4	-34.9	54.1	-26.3	-60.0	157.4	-13.8
2013	9,378	1,858	3,532	43	577	17,450	10	699	33,547
% Change	-12.0	-16.8	-26.8	10.3	-41.3	-36.3	-64.3	-63.7	-30.3
2012	10,657	2,233	4,828	39	983	27,413	28	1,923	48,105
% Change	-4.9	12.1	11.2	-2.5	-5.2	42.8	133.3	0.1	21.0
2011	11,207	1,992	4,340	40	1,037	19,195	12	1,922	39,745
% Change	13.4	21.8	30.4	-18.4	-24.4	65.7	-57.1	46.7	36.1
2010	9,887	1,636	3,327	49	1,372	11,586	28	1,310	29,195
% Change	22.9	-18.8	37.8	-39.5	132.1	5.8	**	-27.5	12.5
2009	8,048	2,014	2,415	81	591	10,954	8	1,808	25,949
% Change	-28.4	-14.4	-12.9	17.4	-68.0	-50.8	-60.0	8.2	-38.5
2008	11,239	2,352	2,772	69	1,845	22,244	20	1,671	42,212

Source: CMHC (Starts and Completions Survey)

Table 1.3b: History of Housing Starts of Oshawa CMA 2008 - 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2017	1,208	52	213	0	619	622	0	121	2,835
% Change	27.8	0.0	-53.5	n/a	137.2	19.6	-100.0	-51.8	13.8
2016	945	52	458	0	261	520	4	251	2,491
% Change	-33.3	160.0	57.9	-100.0	113.9	**	n/a	-58.5	-3.7
2015	1,417	20	290	1	122	132	0	605	2,587
% Change	24.3	-37.5	4.3	n/a	10.9	n/a	-100.0	**	54.8
2014	1,140	32	278	0	110	0	1	110	1,671
% Change	29.1	-51.5	135.6	n/a	**	n/a	-97.0	-58.2	20.7
2013	883	66	118	0	21	0	33	263	1,384
% Change	-23.4	32.0	6.3	n/a	-88.6	-100.0	**	77.7	-23.2
2012	1,153	50	111	0	185	154	2	148	1,803
% Change	-16.7	25.0	-44.2	n/a	21.7	**	-80.0	**	-3.0
2011	1,384	40	199	0	152	30	10	44	1,859
% Change	-10.1	150.0	-13.9	n/a	70.8	n/a	n/a	**	-1.5
2010	1,540	16	231	0	89	0	0	12	1,888
% Change	84.2	**	**	n/a	140.5	n/a	-100.0	-71.4	92.7
2009	836	4	58	0	37	0	3	42	980
% Change	-44.3	0.0	-77.3	n/a	-79.1	-100.0	n/a	55.6	-50.7
2008	1,500	4	255	0	177	24	0	27	1,987

Source: CMHC (Starts and Completions Survey)

Table 1.3c: History of Housing Starts in the Greater Toronto Area 2008 - 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2017	10,348	1,350	6,405	41	1,364	18,717	39	2,446	40,710
% Change	-9.0	64.6	34.4	192.9	88.4	-4.8	-53.0	-12.7	1.1
2016	11,372	820	4,767	14	724	19,671	83	2,801	40,252
% Change	5.6	-19.6	7.8	-39.1	-42.1	-14.9	31.7	-17.2	-8.6
2015	10,773	1,020	4,422	23	1,250	23,112	63	3,384	44,047
% Change	16.6	-33.8	34.4	155.6	19.4	78.0	**	77.3	46.7
2014	9,243	1,540	3,290	9	1,047	12,982	5	1,909	30,025
% Change	-4.1	-17.9	-4.7	-10.0	50.0	-26.6	-88.4	50.4	-13.4
2013	9,637	1,876	3,451	10	698	17,690	43	1,269	34,674
% Change	-14.6	-15.5	-29.8	**	-42.0	-36.6	43.3	-38.7	-30.1
2012	11,285	2,219	4,919	3	1,204	27,905	30	2,071	49,637
% Change	-6.8	11.8	7.5	-81.3	-1.0	44.0	36.4	5.3	20.3
2011	12,105	1,984	4,576	16	1,216	19,375	22	1,966	41,260
% Change	9.3	12.7	27.6	-36.0	-19.9	61.2	-21.4	48.7	31.6
2010	11,079	1,760	3,587	25	1,519	12,021	28	1,322	31,341
% Change	27.9	-15.4	51.5	**	129.1	8.8	154.5	-36.6	16.3
2009	8,663	2,080	2,367	3	663	11,044	11	2,084	26,945
% Change	-31.4	-14.6	-21.9	-95.9	-70.3	-51.1	-45.0	23.0	-39.7
2008	12,633	2,436	3,030	73	2,231	22,585	20	1,694	44,702

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
April 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2018	April 2017	April 2018	April 2017	April 2018	April 2017	April 2018	April 2017	April 2018	April 2017	% Change
Toronto City	78	108	4	4	0	133	495	1,508	577	1,753	-67.1
Toronto	5	16	4	2	0	5	307	1,508	316	1,531	-79.4
East York	3	2	0	2	0	0	0	0	3	4	-25.0
Etobicoke	12	16	0	0	0	116	0	0	12	132	-90.9
North York	34	52	0	0	0	12	44	0	78	64	21.9
Scarborough	23	15	0	0	0	0	144	0	167	15	**
York	1	7	0	0	0	0	0	0	1	7	-85.7
York Region	190	122	18	0	127	64	614	68	949	254	**
Aurora	41	2	0	0	0	4	0	48	41	54	-24.1
East Gwillimbury	7	36	0	0	0	31	0	0	7	67	-89.6
Georgina Township	1	7	0	0	0	0	0	0	1	7	-85.7
King Township	2	26	0	0	0	0	0	0	2	26	-92.3
Markham	5	5	0	0	22	29	303	20	330	54	**
Newmarket	0	1	0	0	23	0	0	0	23	1	**
Richmond Hill	79	11	14	0	58	0	311	0	462	11	**
Vaughan	42	16	4	0	18	0	0	0	64	16	**
Whitchurch-Stouffville	13	18	0	0	6	0	0	0	19	18	5.6
Peel Region	118	290	4	8	0	189	250	0	372	487	-23.6
Brampton	94	268	2	4	0	189	0	0	96	461	-79.2
Caledon	10	11	0	0	0	0	140	0	150	11	**
Mississauga	14	11	2	4	0	0	110	0	126	15	**
Halton Region	156	109	0	90	87	92	91	120	334	411	-18.7
Burlington	42	6	0	0	0	0	91	120	133	126	5.6
Halton Hills	29	0	0	0	0	0	0	0	29	0	n/a
Milton	6	4	0	28	0	41	0	0	6	73	-91.8
Oakville	79	99	0	62	87	51	0	0	166	212	-21.7
Durham Region	129	150	0	16	28	48	0	108	157	322	-51.2
Ajax	0	0	0	16	0	0	0	0	0	16	-100.0
Brock	0	81	0	0	0	0	0	0	0	81	-100.0
Clarington	80	31	0	0	0	0	0	0	80	31	158.1
Oshawa	39	32	0	0	0	0	0	0	39	32	21.9
Pickering	5	5	0	0	28	41	0	108	33	154	-78.6
Scugog	0	1	0	0	0	0	0	0	0	1	-100.0
Uxbridge	3	0	0	0	0	0	0	0	3	0	n/a
Whitby	2	0	0	0	0	7	0	0	2	7	-71.4
Remainder of Toronto CMA	12	287	0	26	11	5	0	0	23	318	-92.8
Bradford West Gwillimbury	0	153	0	0	0	0	0	0	0	153	-100.0
Town of Mono	1	12	0	0	0	0	0	0	1	12	-91.7
New Tecumseth	11	109	0	26	11	5	0	0	22	140	-84.3
Orangeville	0	13	0	0	0	0	0	0	0	13	-100.0
Toronto CMA	520	915	26	144	253	524	1,359	1,684	2,158	3,267	-33.9
Oshawa CMA	121	63	0	0	0	7	0	0	121	70	72.9
Greater Toronto Area (GTA)	671	779	26	118	242	526	1,450	1,804	2,389	3,227	-26.0

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - April 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
Toronto City	227	293	76	24	176	406	7,722	5,589	8,201	6,312	29.9
Toronto	25	45	6	2	96	27	3,914	4,758	4,041	4,832	-16.4
East York	18	17	0	2	0	0	0	0	18	19	-5.3
Etobicoke	45	35	66	4	48	134	462	148	621	321	93.5
North York	76	138	0	0	20	121	2,983	175	3,079	434	**
Scarborough	47	46	0	16	0	0	144	80	191	142	34.5
York	16	12	4	0	12	124	219	428	251	564	-55.5
York Region	727	1,007	120	74	236	663	1,254	513	2,337	2,257	3.5
Aurora	69	136	0	0	19	4	0	125	88	265	-66.8
East Gwillimbury	225	371	12	36	0	203	0	0	237	610	-61.1
Georgina Township	18	54	0	2	0	24	0	0	18	80	-77.5
King Township	12	66	0	14	0	0	0	1	12	81	-85.2
Markham	27	26	2	0	29	214	943	138	1,001	378	164.8
Newmarket	37	30	0	0	49	0	0	0	86	30	186.7
Richmond Hill	132	69	102	18	94	3	311	189	639	279	129.0
Vaughan	166	187	4	4	39	181	0	60	209	432	-51.6
Whitchurch-Stouffville	41	68	0	0	6	34	0	0	47	102	-53.9
Peel Region	258	913	112	134	36	556	446	821	852	2,424	-64.9
Brampton	202	802	108	80	36	474	177	196	523	1,552	-66.3
Caledon	23	88	0	2	0	82	140	0	163	172	-5.2
Mississauga	33	23	4	52	0	0	129	625	166	700	-76.3
Halton Region	425	294	0	106	338	406	629	625	1,392	1,431	-2.7
Burlington	105	24	0	0	0	0	143	120	248	144	72.2
Halton Hills	100	12	0	0	0	0	0	0	100	12	**
Milton	74	102	0	44	154	152	213	0	441	298	48.0
Oakville	146	156	0	62	184	254	273	505	603	977	-38.3
Durham Region	462	657	14	20	85	201	748	412	1,309	1,290	1.5
Ajax	40	23	14	16	23	56	308	272	385	367	4.9
Brock	3	107	0	0	0	0	0	0	3	107	-97.2
Clarington	224	180	0	4	0	0	61	6	285	190	50.0
Oshawa	158	222	0	0	0	54	64	0	222	276	-19.6
Pickering	25	79	0	0	51	46	315	134	391	259	51.0
Scugog	2	4	0	0	0	0	0	0	2	4	-50.0
Uxbridge	6	30	0	0	0	0	0	0	6	30	-80.0
Whitby	4	12	0	0	11	45	0	0	15	57	-73.7
Remainder of Toronto CMA	355	615	8	48	62	63	119	0	544	726	-25.1
Bradford West Gwillimbury	139	293	2	0	0	0	0	0	141	293	-51.9
Town of Mono	6	23	0	0	0	0	0	0	6	23	-73.9
New Tecumseth	210	256	6	48	25	24	116	0	357	328	8.8
Orangeville	0	43	0	0	37	39	3	0	40	82	-51.2
Toronto CMA	1,958	3,230	330	402	922	2,196	10,650	7,834	13,860	13,662	1.4
Oshawa CMA	386	414	0	4	11	99	125	6	522	523	-0.2
Greater Toronto Area (GTA)	2,099	3,164	322	358	871	2,232	10,799	7,960	14,091	13,714	2.7

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
April 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2018	April 2017	April 2018	April 2017	April 2018	April 2017	April 2018	April 2017
Toronto City	0	133	0	0	495	1,508	0	0
Toronto	0	5	0	0	307	1,508	0	0
East York	0	0	0	0	0	0	0	0
Etobicoke	0	116	0	0	0	0	0	0
North York	0	12	0	0	44	0	0	0
Scarborough	0	0	0	0	144	0	0	0
York	0	0	0	0	0	0	0	0
York Region	127	64	0	0	614	68	0	0
Aurora	0	4	0	0	0	48	0	0
East Gwillimbury	0	31	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	22	29	0	0	303	20	0	0
Newmarket	23	0	0	0	0	0	0	0
Richmond Hill	58	0	0	0	311	0	0	0
Vaughan	18	0	0	0	0	0	0	0
Whitchurch-Stouffville	6	0	0	0	0	0	0	0
Peel Region	0	189	0	0	250	0	0	0
Brampton	0	189	0	0	0	0	0	0
Caledon	0	0	0	0	140	0	0	0
Mississauga	0	0	0	0	110	0	0	0
Halton Region	87	92	0	0	91	120	0	0
Burlington	0	0	0	0	91	120	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	0	41	0	0	0	0	0	0
Oakville	87	51	0	0	0	0	0	0
Durham Region	28	48	0	0	0	108	0	0
Ajax	0	0	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	0	0	0	0	0	0	0	0
Oshawa	0	0	0	0	0	0	0	0
Pickering	28	41	0	0	0	108	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	0	7	0	0	0	0	0	0
Remainder of Toronto CMA	11	5	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	11	5	0	0	0	0	0	0
Orangeville	0	0	0	0	0	0	0	0
Toronto CMA	253	524	0	0	1,359	1,684	0	0
Oshawa CMA	0	7	0	0	0	0	0	0
Greater Toronto Area (GTA)	242	526	0	0	1,450	1,804	0	0

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - April 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Toronto City	176	384	0	22	6,666	5,057	1,056	532
Toronto	96	5	0	22	3,236	4,603	678	155
East York	0	0	0	0	0	0	0	0
Etobicoke	48	134	0	0	84	148	378	0
North York	20	121	0	0	2,983	175	0	0
Scarborough	0	0	0	0	144	80	0	0
York	12	124	0	0	219	51	0	377
York Region	236	663	0	0	1,254	512	0	1
Aurora	19	4	0	0	0	125	0	0
East Gwillimbury	0	203	0	0	0	0	0	0
Georgina Township	0	24	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	1
Markham	29	214	0	0	943	138	0	0
Newmarket	49	0	0	0	0	0	0	0
Richmond Hill	94	3	0	0	311	189	0	0
Vaughan	39	181	0	0	0	60	0	0
Whitchurch-Stouffville	6	34	0	0	0	0	0	0
Peel Region	36	556	0	0	427	821	19	0
Brampton	36	474	0	0	177	196	0	0
Caledon	0	82	0	0	140	0	0	0
Mississauga	0	0	0	0	110	625	19	0
Halton Region	338	406	0	0	434	341	195	284
Burlington	0	0	0	0	91	120	52	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	154	152	0	0	213	0	0	0
Oakville	184	254	0	0	130	221	143	284
Durham Region	85	201	0	0	440	140	308	272
Ajax	23	56	0	0	0	0	308	272
Brock	0	0	0	0	0	0	0	0
Clarington	0	0	0	0	61	6	0	0
Oshawa	0	54	0	0	64	0	0	0
Pickering	51	46	0	0	315	134	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	11	45	0	0	0	0	0	0
Remainder of Toronto CMA	62	63	0	0	119	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	25	24	0	0	116	0	0	0
Orangeville	37	39	0	0	3	0	0	0
Toronto CMA	922	2,174	0	22	9,124	6,745	1,526	1,089
Oshawa CMA	11	99	0	0	125	6	0	0
Greater Toronto Area (GTA)	871	2,210	0	22	9,221	6,871	1,578	1,089

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
April 2018

Submarket	Freehold		Condominium		Rental		Total*	
	April 2018	April 2017	April 2018	April 2017	April 2018	April 2017	April 2018	April 2017
Toronto City	82	245	495	1,508	0	0	577	1,753
Toronto	9	23	307	1,508	0	0	316	1,531
East York	3	4	0	0	0	0	3	4
Etobicoke	12	132	0	0	0	0	12	132
North York	34	64	44	0	0	0	78	64
Scarborough	23	15	144	0	0	0	167	15
York	1	7	0	0	0	0	1	7
York Region	328	186	621	68	0	0	949	254
Aurora	34	6	7	48	0	0	41	54
East Gwillimbury	7	67	0	0	0	0	7	67
Georgina Township	1	7	0	0	0	0	1	7
King Township	2	26	0	0	0	0	2	26
Markham	27	34	303	20	0	0	330	54
Newmarket	23	1	0	0	0	0	23	1
Richmond Hill	151	11	311	0	0	0	462	11
Vaughan	64	16	0	0	0	0	64	16
Whitchurch-Stouffville	19	18	0	0	0	0	19	18
Peel Region	119	478	253	9	0	0	372	487
Brampton	93	452	3	9	0	0	96	461
Caledon	10	11	140	0	0	0	150	11
Mississauga	16	15	110	0	0	0	126	15
Halton Region	201	240	133	171	0	0	334	411
Burlington	42	6	91	120	0	0	133	126
Halton Hills	29	0	0	0	0	0	29	0
Milton	6	73	0	0	0	0	6	73
Oakville	124	161	42	51	0	0	166	212
Durham Region	148	207	9	115	0	0	157	322
Ajax	0	16	0	0	0	0	0	16
Brock	0	81	0	0	0	0	0	81
Clarington	80	31	0	0	0	0	80	31
Oshawa	39	32	0	0	0	0	39	32
Pickering	24	46	9	108	0	0	33	154
Scugog	0	1	0	0	0	0	0	1
Uxbridge	3	0	0	0	0	0	3	0
Whitby	2	0	0	7	0	0	2	7
Remainder of Toronto CMA	23	310	0	8	0	0	23	318
Bradford West Gwillimbury	0	153	0	0	0	0	0	153
Town of Mono	1	12	0	0	0	0	1	12
New Tecumseth	22	132	0	8	0	0	22	140
Orangeville	0	13	0	0	0	0	0	13
Toronto CMA	738	1,515	1,420	1,752	0	0	2,158	3,267
Oshawa CMA	121	63	0	7	0	0	121	70
Greater Toronto Area (GTA)	878	1,356	1,511	1,871	0	0	2,389	3,227

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - April 2018

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Toronto City	479	866	6,666	4,892	1,056	554	8,201	6,312
Toronto	127	341	3,236	4,314	678	177	4,041	4,832
East York	18	19	0	0	0	0	18	19
Etobicoke	159	173	84	148	378	0	621	321
North York	96	259	2,983	175	0	0	3,079	434
Scarborough	47	62	144	80	0	0	191	142
York	32	12	219	175	0	377	251	564
York Region	1,060	1,742	1,277	514	0	1	2,337	2,257
Aurora	65	139	23	126	0	0	88	265
East Gwillimbury	237	610	0	0	0	0	237	610
Georgina Township	18	79	0	1	0	0	18	80
King Township	12	80	0	0	0	1	12	81
Markham	58	240	943	138	0	0	1,001	378
Newmarket	86	30	0	0	0	0	86	30
Richmond Hill	328	90	311	189	0	0	639	279
Vaughan	209	372	0	60	0	0	209	432
Whitchurch-Stouffville	47	102	0	0	0	0	47	102
Peel Region	395	1,552	438	872	19	0	852	2,424
Brampton	335	1,305	188	247	0	0	523	1,552
Caledon	23	172	140	0	0	0	163	172
Mississauga	37	75	110	625	19	0	166	700
Halton Region	575	717	622	430	195	284	1,392	1,431
Burlington	105	24	91	120	52	0	248	144
Halton Hills	100	12	0	0	0	0	100	12
Milton	179	298	262	0	0	0	441	298
Oakville	191	383	269	310	143	284	603	977
Durham Region	615	805	386	213	308	272	1,309	1,290
Ajax	77	47	0	48	308	272	385	367
Brock	3	107	0	0	0	0	3	107
Clarington	224	184	61	6	0	0	285	190
Oshawa	158	276	64	0	0	0	222	276
Pickering	141	120	250	139	0	0	391	259
Scugog	2	4	0	0	0	0	2	4
Uxbridge	6	30	0	0	0	0	6	30
Whitby	4	37	11	20	0	0	15	57
Remainder of Toronto CMA	387	686	157	40	0	0	544	726
Bradford West Gwillimbury	141	293	0	0	0	0	141	293
Town of Mono	6	23	0	0	0	0	6	23
New Tecumseth	232	311	125	17	0	0	357	328
Orangeville	8	59	32	23	0	0	40	82
Toronto CMA	3,015	5,736	9,319	6,815	1,526	1,111	13,860	13,662
Oshawa CMA	386	497	136	26	0	0	522	523
Greater Toronto Area (GTA)	3,124	5,682	9,389	6,921	1,578	1,111	14,091	13,714

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
April 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2018	April 2017	April 2018	April 2017	April 2018	April 2017	April 2018	April 2017	April 2018	April 2017	% Change
Toronto City	65	88	0	4	73	0	608	1,658	746	1,750	-57.4
Toronto	8	16	0	2	55	0	148	531	211	549	-61.6
East York	3	6	0	0	0	0	0	0	3	6	-50.0
Etobicoke	9	16	0	0	0	0	292	448	301	464	-35.1
North York	39	43	0	0	18	0	168	522	225	565	-60.2
Scarborough	4	4	0	0	0	0	0	16	4	20	-80.0
York	2	3	0	2	0	0	0	141	2	146	-98.6
York Region	393	255	14	22	259	226	428	0	1,094	503	117.5
Aurora	27	48	2	14	0	95	0	0	29	157	-81.5
East Gwillimbury	178	10	10	0	76	0	0	0	264	10	**
Georgina Township	9	40	0	0	8	8	0	0	17	48	-64.6
King Township	24	32	0	0	0	0	0	0	24	32	-25.0
Markham	1	2	0	0	41	45	0	0	42	47	-10.6
Newmarket	14	18	0	0	0	11	0	0	14	29	-51.7
Richmond Hill	41	36	2	8	0	28	428	0	471	72	**
Vaughan	81	57	0	0	134	39	0	0	215	96	124.0
Whitchurch-Stouffville	18	12	0	0	0	0	0	0	18	12	50.0
Peel Region	203	419	14	18	300	176	0	0	517	613	-15.7
Brampton	161	359	12	18	259	137	0	0	432	514	-16.0
Caledon	22	45	0	0	11	27	0	0	33	72	-54.2
Mississauga	20	15	2	0	30	12	0	0	52	27	92.6
Halton Region	116	70	54	6	211	30	142	0	523	106	**
Burlington	2	3	0	0	0	0	0	0	2	3	-33.3
Halton Hills	4	7	0	0	0	0	0	0	4	7	-42.9
Milton	52	37	4	0	7	0	0	0	63	37	70.3
Oakville	58	23	50	6	204	30	142	0	454	59	**
Durham Region	102	113	8	8	86	83	0	90	196	294	-33.3
Ajax	27	18	0	0	12	0	0	0	39	18	116.7
Brock	3	0	0	0	0	0	0	0	3	0	n/a
Clarington	34	34	0	0	0	26	0	2	34	62	-45.2
Oshawa	27	31	8	6	17	50	0	25	52	112	-53.6
Pickering	7	5	0	0	23	0	0	0	30	5	**
Scugog	0	2	0	0	0	0	0	0	0	2	-100.0
Uxbridge	0	3	0	2	0	0	0	0	0	5	-100.0
Whitby	4	20	0	0	34	7	0	63	38	90	-57.8
Remainder of Toronto CMA	118	129	12	10	30	41	0	0	160	180	-11.1
Bradford West Gwillimbury	31	24	0	2	12	10	0	0	43	36	19.4
Town of Mono	9	27	0	0	0	0	0	0	9	27	-66.7
New Tecumseth	69	78	12	8	18	24	0	0	99	110	-10.0
Orangeville	9	0	0	0	0	7	0	0	9	7	28.6
Toronto CMA	927	984	94	62	908	473	1,178	1,658	3,107	3,177	-2.2
Oshawa CMA	65	85	8	6	51	83	0	90	124	264	-53.0
Greater Toronto Area (GTA)	879	945	90	58	929	515	1,178	1,748	3,076	3,266	-5.8

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - April 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
Toronto City	254	376	28	6	420	89	3,487	6,427	4,189	6,898	-39.3
Toronto	36	57	2	2	109	7	1,401	4,528	1,548	4,594	-66.3
East York	16	21	0	2	0	0	0	316	16	339	-95.3
Etobicoke	37	121	2	0	18	66	537	448	594	635	-6.5
North York	128	142	22	0	228	16	1,252	958	1,630	1,116	46.1
Scarborough	30	22	0	0	65	0	297	16	392	38	**
York	7	13	2	2	0	0	0	161	9	176	-94.9
York Region	1,094	1,125	62	102	508	598	2,220	111	3,884	1,936	100.6
Aurora	107	211	2	68	0	211	0	0	109	490	-77.8
East Gwillimbury	452	29	38	0	149	0	0	0	639	29	**
Georgina Township	41	124	4	0	20	20	0	0	65	144	-54.9
King Township	114	148	16	2	0	18	0	0	130	168	-22.6
Markham	10	87	0	4	68	122	0	0	78	213	-63.4
Newmarket	54	94	0	6	6	23	0	0	60	123	-51.2
Richmond Hill	70	117	2	12	70	73	1,353	0	1,495	202	**
Vaughan	178	247	0	10	195	120	867	111	1,240	488	154.1
Whitchurch-Stouffville	68	68	0	0	0	11	0	0	68	79	-13.9
Peel Region	975	1,639	204	222	884	684	354	1,155	2,417	3,700	-34.7
Brampton	825	1,378	144	186	675	447	354	188	1,998	2,199	-9.1
Caledon	103	212	10	24	179	107	0	0	292	343	-14.9
Mississauga	47	49	50	12	30	130	0	967	127	1,158	-89.0
Halton Region	316	351	110	34	577	299	296	789	1,299	1,473	-11.8
Burlington	20	22	0	0	0	13	154	222	174	257	-32.3
Halton Hills	12	20	0	0	0	11	0	0	12	31	-61.3
Milton	105	126	32	0	178	40	0	186	315	352	-10.5
Oakville	179	183	78	34	399	235	142	381	798	833	-4.2
Durham Region	413	569	20	44	198	361	349	367	980	1,341	-26.9
Ajax	45	96	10	6	16	32	272	0	343	134	156.0
Brock	5	2	0	0	0	0	0	0	5	2	150.0
Clarington	132	176	0	0	0	70	0	43	132	289	-54.3
Oshawa	130	128	8	18	25	154	77	29	240	329	-27.1
Pickering	37	57	0	4	66	0	0	169	103	230	-55.2
Scugog	4	4	0	0	0	0	0	0	4	4	0.0
Uxbridge	38	34	2	8	7	44	0	0	47	86	-45.3
Whitby	22	72	0	8	84	61	0	126	106	267	-60.3
Remainder of Toronto CMA	431	428	40	46	146	144	0	0	617	618	-0.2
Bradford West Gwillimbury	116	178	0	30	22	32	0	0	138	240	-42.5
Town of Mono	15	37	0	0	0	0	0	0	15	37	-59.5
New Tecumseth	261	212	40	16	69	97	0	0	370	325	13.8
Orangeville	39	1	0	0	55	15	0	0	94	16	**
Toronto CMA	3,170	4,084	456	428	2,624	1,877	6,475	8,429	12,725	14,818	-14.1
Oshawa CMA	284	376	8	26	109	285	77	198	478	885	-46.0
Greater Toronto Area (GTA)	3,052	4,060	424	408	2,587	2,031	6,706	8,849	12,769	15,348	-16.8

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
April 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2018	April 2017	April 2018	April 2017	April 2018	April 2017	April 2018	April 2017
Toronto City	73	0	0	0	544	1,658	64	0
Toronto	55	0	0	0	84	531	64	0
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	292	448	0	0
North York	18	0	0	0	168	522	0	0
Scarborough	0	0	0	0	0	16	0	0
York	0	0	0	0	0	141	0	0
York Region	259	226	0	0	428	0	0	0
Aurora	0	95	0	0	0	0	0	0
East Gwillimbury	76	0	0	0	0	0	0	0
Georgina Township	8	8	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	41	45	0	0	0	0	0	0
Newmarket	0	11	0	0	0	0	0	0
Richmond Hill	0	28	0	0	428	0	0	0
Vaughan	134	39	0	0	0	0	0	0
Whitchurch-Stouffville	0	0	0	0	0	0	0	0
Peel Region	300	176	0	0	0	0	0	0
Brampton	259	137	0	0	0	0	0	0
Caledon	11	27	0	0	0	0	0	0
Mississauga	30	12	0	0	0	0	0	0
Halton Region	211	30	0	0	142	0	0	0
Burlington	0	0	0	0	0	0	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	7	0	0	0	0	0	0	0
Oakville	204	30	0	0	142	0	0	0
Durham Region	86	83	0	0	0	63	0	27
Ajax	12	0	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	0	26	0	0	0	0	0	2
Oshawa	17	50	0	0	0	0	0	25
Pickering	23	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	34	7	0	0	0	63	0	0
Remainder of Toronto CMA	30	41	0	0	0	0	0	0
Bradford West Gwillimbury	12	10	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	18	24	0	0	0	0	0	0
Orangeville	0	7	0	0	0	0	0	0
Toronto CMA	908	473	0	0	1,114	1,658	64	0
Oshawa CMA	51	83	0	0	0	63	0	27
Greater Toronto Area (GTA)	929	515	0	0	1,114	1,721	64	27

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - April 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Toronto City	346	73	74	16	2,415	5,951	1,072	476
Toronto	55	7	54	0	701	4,052	700	476
East York	0	0	0	0	0	316	0	0
Etobicoke	18	66	0	0	537	448	0	0
North York	208	0	20	16	880	958	372	0
Scarborough	65	0	0	0	297	16	0	0
York	0	0	0	0	0	161	0	0
York Region	508	598	0	0	2,195	78	25	33
Aurora	0	211	0	0	0	0	0	0
East Gwillimbury	149	0	0	0	0	0	0	0
Georgina Township	20	20	0	0	0	0	0	0
King Township	0	18	0	0	0	0	0	0
Markham	68	122	0	0	0	0	0	0
Newmarket	6	23	0	0	0	0	0	0
Richmond Hill	70	73	0	0	1,353	0	0	0
Vaughan	195	120	0	0	842	78	25	33
Whitchurch-Stouffville	0	11	0	0	0	0	0	0
Peel Region	884	684	0	0	354	819	0	336
Brampton	675	447	0	0	354	176	0	12
Caledon	179	107	0	0	0	0	0	0
Mississauga	30	130	0	0	0	643	0	324
Halton Region	577	299	0	0	296	789	0	0
Burlington	0	13	0	0	154	222	0	0
Halton Hills	0	11	0	0	0	0	0	0
Milton	178	40	0	0	0	186	0	0
Oakville	399	235	0	0	142	381	0	0
Durham Region	198	361	0	0	0	334	349	33
Ajax	16	32	0	0	0	0	272	0
Brock	0	0	0	0	0	0	0	0
Clarington	0	70	0	0	0	39	0	4
Oshawa	25	154	0	0	0	0	77	29
Pickering	66	0	0	0	0	169	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	7	44	0	0	0	0	0	0
Whitby	84	61	0	0	0	126	0	0
Remainder of Toronto CMA	127	144	19	0	0	0	0	0
Bradford West Gwillimbury	22	32	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	69	97	0	0	0	0	0	0
Orangeville	36	15	19	0	0	0	0	0
Toronto CMA	2,531	1,861	93	16	5,106	7,584	1,369	845
Oshawa CMA	109	285	0	0	0	165	77	33
Greater Toronto Area (GTA)	2,513	2,015	74	16	5,260	7,971	1,446	878

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
April 2018

Submarket	Freehold		Condominium		Rental		Total*	
	April 2018	April 2017	April 2018	April 2017	April 2018	April 2017	April 2018	April 2017
Toronto City	138	92	544	1,658	64	0	746	1,750
Toronto	63	18	84	531	64	0	211	549
East York	3	6	0	0	0	0	3	6
Etobicoke	9	16	292	448	0	0	301	464
North York	57	43	168	522	0	0	225	565
Scarborough	4	4	0	16	0	0	4	20
York	2	5	0	141	0	0	2	146
York Region	666	491	428	12	0	0	1,094	503
Aurora	29	157	0	0	0	0	29	157
East Gwillimbury	264	10	0	0	0	0	264	10
Georgina Township	17	48	0	0	0	0	17	48
King Township	24	32	0	0	0	0	24	32
Markham	42	47	0	0	0	0	42	47
Newmarket	14	29	0	0	0	0	14	29
Richmond Hill	43	60	428	12	0	0	471	72
Vaughan	215	96	0	0	0	0	215	96
Whitchurch-Stouffville	18	12	0	0	0	0	18	12
Peel Region	482	613	35	0	0	0	517	613
Brampton	397	514	35	0	0	0	432	514
Caledon	33	72	0	0	0	0	33	72
Mississauga	52	27	0	0	0	0	52	27
Halton Region	238	106	285	0	0	0	523	106
Burlington	2	3	0	0	0	0	2	3
Halton Hills	4	7	0	0	0	0	4	7
Milton	63	37	0	0	0	0	63	37
Oakville	169	59	285	0	0	0	454	59
Durham Region	157	197	39	70	0	27	196	294
Ajax	39	18	0	0	0	0	39	18
Brock	3	0	0	0	0	0	3	0
Clarington	34	60	0	0	0	2	34	62
Oshawa	39	87	13	0	0	25	52	112
Pickering	30	5	0	0	0	0	30	5
Scugog	0	2	0	0	0	0	0	2
Uxbridge	0	5	0	0	0	0	0	5
Whitby	12	20	26	70	0	0	38	90
Remainder of Toronto CMA	159	180	1	0	0	0	160	180
Bradford West Gwillimbury	43	36	0	0	0	0	43	36
Town of Mono	9	27	0	0	0	0	9	27
New Tecumseth	98	110	1	0	0	0	99	110
Orangeville	9	7	0	0	0	0	9	7
Toronto CMA	1,750	1,507	1,293	1,670	64	0	3,107	3,177
Oshawa CMA	85	167	39	70	0	27	124	264
Greater Toronto Area (GTA)	1,681	1,499	1,331	1,740	64	27	3,076	3,266

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market
January - April 2018

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Toronto City	624	389	2,419	6,017	1,146	492	4,189	6,898
Toronto	93	66	701	4,052	754	476	1,548	4,594
East York	16	23	0	316	0	0	16	339
Etobicoke	57	121	537	514	0	0	594	635
North York	358	142	880	958	392	16	1,630	1,116
Scarborough	91	22	301	16	0	0	392	38
York	9	15	0	161	0	0	9	176
York Region	1,661	1,785	2,198	118	25	33	3,884	1,936
Aurora	106	490	3	0	0	0	109	490
East Gwillimbury	639	29	0	0	0	0	639	29
Georgina Township	65	144	0	0	0	0	65	144
King Township	130	168	0	0	0	0	130	168
Markham	78	213	0	0	0	0	78	213
Newmarket	60	123	0	0	0	0	60	123
Richmond Hill	142	180	1,353	22	0	0	1,495	202
Vaughan	373	359	842	96	25	33	1,240	488
Whitchurch-Stouffville	68	79	0	0	0	0	68	79
Peel Region	1,990	2,595	427	769	0	336	2,417	3,700
Brampton	1,571	2,061	427	126	0	12	1,998	2,199
Caledon	292	343	0	0	0	0	292	343
Mississauga	127	191	0	643	0	324	127	1,158
Halton Region	776	680	523	793	0	0	1,299	1,473
Burlington	20	22	154	235	0	0	174	257
Halton Hills	12	31	0	0	0	0	12	31
Milton	315	166	0	186	0	0	315	352
Oakville	429	461	369	372	0	0	798	833
Durham Region	537	873	94	435	349	33	980	1,341
Ajax	71	114	0	20	272	0	343	134
Brock	5	2	0	0	0	0	5	2
Clarington	132	210	0	75	0	4	132	289
Oshawa	142	300	21	0	77	29	240	329
Pickering	83	61	20	169	0	0	103	230
Scugog	4	4	0	0	0	0	4	4
Uxbridge	47	85	0	1	0	0	47	86
Whitby	53	97	53	170	0	0	106	267
Remainder of Toronto CMA	586	615	12	3	19	0	617	618
Bradford West Gwillimbury	138	240	0	0	0	0	138	240
Town of Mono	15	37	0	0	0	0	15	37
New Tecumseth	358	322	12	3	0	0	370	325
Orangeville	75	16	0	0	19	0	94	16
Toronto CMA	5,818	6,302	5,445	7,655	1,462	861	12,725	14,818
Oshawa CMA	327	607	74	245	77	33	478	885
Greater Toronto Area (GTA)	5,588	6,322	5,661	8,132	1,520	894	12,769	15,348

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 2018

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $500,000		$500,000 - $649,999		$650,000 - $799,999		$800,000 - $999,999		$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Toronto City													
April 2018	0	0.0	0	0.0	0	0.0	5	8.5	54	91.5	59	2,150,000	2,163,695
April 2017	0	0.0	0	0.0	0	0.0	5	10.0	45	90.0	50	2,000,000	2,194,280
Year-to-date 2018	1	0.4	0	0.0	0	0.0	33	12.8	224	86.8	258	2,000,000	1,925,634
Year-to-date 2017	0	0.0	0	0.0	1	0.3	57	19.0	242	80.7	300	1,965,000	1,887,939
Toronto													
April 2018	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
April 2017	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	-	-
Year-to-date 2018	0	0.0	0	0.0	0	0.0	0	0.0	18	100.0	18	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	2	5.9	32	94.1	34	-	-
East York													
April 2018	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
April 2017	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2018	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	0	0.0	7	100.0	7	-	-
Etobicoke													
April 2018	0	0.0	0	0.0	0	0.0	2	15.4	11	84.6	13	-	-
April 2017	0	0.0	0	0.0	0	0.0	1	9.1	10	90.9	11	-	-
Year-to-date 2018	1	1.5	0	0.0	0	0.0	9	13.2	58	85.3	68	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	40	41.7	56	58.3	96	930,000	939,384
North York													
April 2018	0	0.0	0	0.0	0	0.0	1	2.9	34	97.1	35	-	2,101,500
April 2017	0	0.0	0	0.0	0	0.0	1	3.4	28	96.6	29	-	-
Year-to-date 2018	0	0.0	0	0.0	0	0.0	22	17.3	105	82.7	127	930,000	1,309,516
Year-to-date 2017	0	0.0	0	0.0	0	0.0	1	0.8	123	99.2	124	-	-
Scarborough													
April 2018	0	0.0	0	0.0	0	0.0	1	20.0	4	80.0	5	-	-
April 2017	0	0.0	0	0.0	0	0.0	3	100.0	0	0.0	3	-	-
Year-to-date 2018	0	0.0	0	0.0	0	0.0	1	2.8	35	97.2	36	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	10	35.7	18	64.3	28	-	-
York													
April 2018	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	-	-
April 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	0	0.0	0	0.0	0	0.0	1	14.3	6	85.7	7	-	-
Year-to-date 2017	0	0.0	0	0.0	1	9.1	4	36.4	6	54.5	11	-	-

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 2018

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $500,000		$500,000 - $649,999		$650,000 - $799,999		$800,000 - $999,999		$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
York Region													
April 2018	27	6.9	99	25.2	62	15.8	25	6.4	180	45.8	393	800,000	1,170,521
April 2017	10	3.6	42	15.1	21	7.6	44	15.8	161	57.9	278	1,165,000	1,265,414
Year-to-date 2018	102	9.4	235	21.6	157	14.5	96	8.8	496	45.7	1,086	845,000	1,193,370
Year-to-date 2017	27	2.4	143	12.8	155	13.8	238	21.2	558	49.8	1,121	1,000,000	1,195,319
Aurora													
April 2018	0	0.0	0	0.0	0	0.0	2	7.4	25	92.6	27	1,320,000	1,289,731
April 2017	0	0.0	0	0.0	1	2.1	8	16.7	39	81.3	48	1,330,000	1,256,053
Year-to-date 2018	0	0.0	0	0.0	0	0.0	3	2.8	104	97.2	107	1,460,000	1,723,496
Year-to-date 2017	0	0.0	0	0.0	28	13.3	79	37.4	104	49.3	211	990,000	1,083,351
East Gwillimbury													
April 2018	27	15.2	99	55.6	52	29.2	0	0.0	0	0.0	178	610,000	603,500
April 2017	0	0.0	10	100.0	0	0.0	0	0.0	0	0.0	10	602,500	598,590
Year-to-date 2018	96	21.2	212	46.9	111	24.6	32	7.1	1	0.2	452	610,000	606,985
Year-to-date 2017	2	6.9	19	65.5	7	24.1	1	3.4	0	0.0	29	610,000	638,150
Georgina Township													
April 2018	0	0.0	0	0.0	3	33.3	5	55.6	1	11.1	9	-	887,323
April 2017	10	25.0	26	65.0	3	7.5	0	0.0	1	2.5	40	565,000	592,689
Year-to-date 2018	4	9.8	18	43.9	7	17.1	8	19.5	4	9.8	41	590,000	722,393
Year-to-date 2017	25	20.2	88	71.0	6	4.8	4	3.2	1	0.8	124	570,000	578,941
King Township													
April 2018	0	0.0	0	0.0	0	0.0	0	0.0	24	100.0	24	1,672,500	1,824,760
April 2017	0	0.0	0	0.0	1	3.0	4	12.1	28	84.8	33	1,200,000	1,254,746
Year-to-date 2018	0	0.0	0	0.0	0	0.0	4	3.5	110	96.5	114	1,520,000	1,694,047
Year-to-date 2017	0	0.0	0	0.0	8	5.3	26	17.3	116	77.3	150	1,152,500	1,358,777
Markham													
April 2018	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
April 2017	0	0.0	0	0.0	0	0.0	17	68.0	8	32.0	25	950,000	1,139,756
Year-to-date 2018	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	-	-
Year-to-date 2017	0	0.0	0	0.0	2	2.4	44	53.0	37	44.6	83	990,000	1,673,004
Newmarket													
April 2018	0	0.0	0	0.0	6	42.9	3	21.4	5	35.7	14	817,500	871,423
April 2017	0	0.0	3	16.7	7	38.9	6	33.3	2	11.1	18	795,000	792,460
Year-to-date 2018	1	1.9	0	0.0	29	53.7	10	18.5	14	25.9	54	782,500	838,210
Year-to-date 2017	0	0.0	16	17.0	45	47.9	16	17.0	17	18.1	94	777,500	797,854
Richmond Hill													
April 2018	0	0.0	0	0.0	0	0.0	1	2.4	40	97.6	41	2,275,000	2,835,792
April 2017	0	0.0	0	0.0	0	0.0	0	0.0	36	100.0	36	1,640,000	2,335,139
Year-to-date 2018	0	0.0	0	0.0	0	0.0	1	1.4	69	98.6	70	2,275,000	2,777,346
Year-to-date 2017	0	0.0	0	0.0	8	6.8	0	0.0	109	93.2	117	1,580,000	1,921,965
Vaughan													
April 2018	0	0.0	0	0.0	0	0.0	3	3.7	78	96.3	81	1,320,000	1,467,447
April 2017	0	0.0	0	0.0	0	0.0	9	16.1	47	83.9	56	1,452,500	1,512,114
Year-to-date 2018	0	0.0	0	0.0	0	0.0	4	2.3	171	97.7	175	1,500,000	1,768,049
Year-to-date 2017	0	0.0	0	0.0	5	2.0	67	27.2	174	70.7	246	1,195,000	1,347,900
Whitchurch-Stouffville													
April 2018	0	0.0	0	0.0	1	5.6	11	61.1	6	33.3	18	-	971,548
April 2017	0	0.0	3	25.0	9	75.0	0	0.0	0	0.0	12	765,000	741,073
Year-to-date 2018	1	1.5	5	7.4	10	14.7	34	50.0	18	26.5	68	800,000	874,061
Year-to-date 2017	0	0.0	20	29.9	46	68.7	1	1.5	0	0.0	67	715,000	695,900

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 2018

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $500,000		$500,000 - $649,999		$650,000 - $799,999		$800,000 - $999,999		$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Peel Region													
April 2018	20	9.8	35	17.2	57	27.9	67	32.8	25	12.3	204	785,000	833,338
April 2017	35	8.4	170	40.6	136	32.5	50	11.9	28	6.7	419	650,000	707,667
Year-to-date 2018	109	11.2	335	34.4	300	30.8	143	14.7	88	9.0	975	675,000	734,180
Year-to-date 2017	120	7.3	530	32.4	618	37.8	262	16.0	107	6.5	1,637	680,000	722,868
Brampton													
April 2018	18	11.1	30	18.5	51	31.5	58	35.8	5	3.1	162	777,500	750,458
April 2017	34	9.5	162	45.1	111	30.9	39	10.9	13	3.6	359	640,000	665,234
Year-to-date 2018	102	12.3	299	36.2	263	31.8	128	15.5	34	4.1	826	665,000	684,602
Year-to-date 2017	118	8.6	504	36.6	480	34.9	229	16.6	46	3.3	1,377	665,000	686,815
Caledon													
April 2018	2	9.1	5	22.7	6	27.3	9	40.9	0	0.0	22	730,000	731,218
April 2017	1	2.2	8	17.8	25	55.6	10	22.2	1	2.2	45	725,000	740,300
Year-to-date 2018	7	6.8	36	35.0	37	35.9	15	14.6	8	7.8	103	682,500	727,395
Year-to-date 2017	2	0.9	26	12.3	138	65.4	29	13.7	16	7.6	211	725,000	771,735
Mississauga													
April 2018	0	0.0	0	0.0	0	0.0	0	0.0	20	100.0	20	1,450,000	1,617,000
April 2017	0	0.0	0	0.0	0	0.0	1	6.7	14	93.3	15	1,400,000	1,625,327
Year-to-date 2018	0	0.0	0	0.0	0	0.0	0	0.0	46	100.0	46	1,450,000	1,702,791
Year-to-date 2017	0	0.0	0	0.0	0	0.0	4	8.2	45	91.8	49	1,400,000	1,525,610
Halton Region													
April 2018	0	0.0	0	0.0	11	9.5	44	37.9	61	52.6	116	1,010,000	1,153,182
April 2017	0	0.0	0	0.0	17	23.0	43	58.1	14	18.9	74	885,000	995,107
Year-to-date 2018	0	0.0	0	0.0	25	8.0	84	26.9	203	65.1	312	1,160,000	1,360,363
Year-to-date 2017	1	0.3	11	3.1	77	21.8	140	39.5	125	35.3	354	885,000	1,263,936
Burlington													
April 2018	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
April 2017	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	-	-
Year-to-date 2018	0	0.0	0	0.0	0	0.0	1	5.0	19	95.0	20	-	2,072,283
Year-to-date 2017	0	0.0	0	0.0	0	0.0	0	0.0	23	100.0	23	-	-
Halton Hills													
April 2018	0	0.0	0	0.0	1	25.0	0	0.0	3	75.0	4	-	-
April 2017	0	0.0	0	0.0	0	0.0	7	100.0	0	0.0	7	-	865,900
Year-to-date 2018	0	0.0	0	0.0	3	25.0	4	33.3	5	41.7	12	-	992,475
Year-to-date 2017	0	0.0	0	0.0	2	10.0	15	75.0	3	15.0	20	-	1,055,617
Milton													
April 2018	0	0.0	0	0.0	8	15.4	37	71.2	7	13.5	52	960,000	937,381
April 2017	0	0.0	0	0.0	14	37.8	22	59.5	1	2.7	37	860,000	855,989
Year-to-date 2018	0	0.0	0	0.0	20	19.0	66	62.9	19	18.1	105	945,000	933,045
Year-to-date 2017	0	0.0	11	8.7	59	46.8	55	43.7	1	0.8	126	790,000	807,620
Oakville													
April 2018	0	0.0	0	0.0	2	3.4	7	12.1	49	84.5	58	1,495,000	1,346,660
April 2017	0	0.0	0	0.0	3	11.1	14	51.9	10	37.0	27	885,000	1,219,249
Year-to-date 2018	0	0.0	0	0.0	2	1.1	13	7.4	160	91.4	175	1,180,000	1,576,345
Year-to-date 2017	1	0.5	0	0.0	16	8.6	70	37.8	98	53.0	185	1,000,000	1,590,059

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 2018

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $500,000		$500,000 - $649,999		$650,000 - $799,999		$800,000 - $999,999		$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Durham Region													
April 2018	3	3.6	28	33.3	23	27.4	22	26.2	8	9.5	84	687,500	742,656
April 2017	37	33.9	34	31.2	22	20.2	11	10.1	5	4.6	109	510,000	540,123
Year-to-date 2018	36	9.4	123	32.0	93	24.2	89	23.2	43	11.2	384	690,000	748,833
Year-to-date 2017	189	34.7	183	33.6	103	18.9	55	10.1	14	2.6	544	537,500	575,028
Ajax													
April 2018	0	0.0	5	23.8	3	14.3	13	61.9	0	0.0	21	905,000	816,761
April 2017	0	0.0	5	29.4	12	70.6	0	0.0	0	0.0	17	655,000	644,761
Year-to-date 2018	0	0.0	9	23.1	8	20.5	19	48.7	3	7.7	39	905,000	830,376
Year-to-date 2017	0	0.0	42	50.0	42	50.0	0	0.0	0	0.0	84	655,000	639,115
Brock													
April 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
April 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Clarington													
April 2018	3	9.7	13	41.9	11	35.5	2	6.5	2	6.5	31	645,000	692,455
April 2017	18	54.5	11	33.3	3	9.1	1	3.0	0	0.0	33	490,000	518,273
Year-to-date 2018	20	16.1	69	55.6	28	22.6	5	4.0	2	1.6	124	625,000	622,124
Year-to-date 2017	108	62.8	53	30.8	9	5.2	1	0.6	1	0.6	172	480,000	498,494
Oshawa													
April 2018	0	0.0	9	33.3	9	33.3	6	22.2	3	11.1	27	-	-
April 2017	16	51.6	14	45.2	0	0.0	1	3.2	0	0.0	31	490,000	506,000
Year-to-date 2018	9	7.0	42	32.8	38	29.7	33	25.8	6	4.7	128	695,000	699,683
Year-to-date 2017	48	38.1	68	54.0	8	6.3	2	1.6	0	0.0	126	510,000	527,413
Pickering													
April 2018	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
April 2017	0	0.0	1	20.0	0	0.0	1	20.0	3	60.0	5	-	-
Year-to-date 2018	0	0.0	0	0.0	4	11.4	19	54.3	12	34.3	35	920,000	1,012,899
Year-to-date 2017	2	3.6	4	7.1	20	35.7	23	41.1	7	12.5	56	825,000	817,250
Scugog													
April 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
April 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Uxbridge													
April 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
April 2017	2	66.7	0	0.0	1	33.3	0	0.0	0	0.0	3	-	-
Year-to-date 2018	7	18.4	0	0.0	5	13.2	8	21.1	18	47.4	38	1,000,000	909,638
Year-to-date 2017	24	70.6	4	11.8	1	2.9	5	14.7	0	0.0	34	320,000	422,906
Whitby													
April 2018	0	0.0	1	33.3	0	0.0	1	33.3	1	33.3	3	-	-
April 2017	1	5.0	3	15.0	6	30.0	8	40.0	2	10.0	20	-	-
Year-to-date 2018	0	0.0	3	15.0	10	50.0	5	25.0	2	10.0	20	-	801,875
Year-to-date 2017	7	9.7	12	16.7	23	31.9	24	33.3	6	8.3	72	650,000	758,452

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 2018

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $500,000		$500,000 - $649,999		$650,000 - $799,999		$800,000 - $999,999		$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Remainder of Toronto CMA													
April 2018	46	39.0	62	52.5	6	5.1	2	1.7	2	1.7	118	512,500	551,313
April 2017	31	27.7	55	49.1	13	11.6	12	10.7	1	0.9	112	552,500	584,799
Year-to-date 2018	150	34.8	233	54.1	26	6.0	19	4.4	3	0.7	431	530,000	555,435
Year-to-date 2017	92	22.4	280	68.1	24	5.8	14	3.4	1	0.2	411	550,000	550,379
Bradford West Gwillimbury													
April 2018	0	0.0	28	90.3	0	0.0	1	3.2	2	6.5	31	605,000	651,764
April 2017	1	6.7	13	86.7	0	0.0	1	6.7	0	0.0	15	590,000	603,790
Year-to-date 2018	3	2.6	102	87.9	5	4.3	3	2.6	3	2.6	116	590,000	617,068
Year-to-date 2017	20	11.8	144	85.2	4	2.4	1	0.6	0	0.0	169	585,000	570,717
Town of Mono													
April 2018	4	44.4	2	22.2	3	33.3	0	0.0	0	0.0	9	-	562,022
April 2017	1	3.7	3	11.1	11	40.7	11	40.7	1	3.7	27	800,000	800,789
Year-to-date 2018	7	46.7	3	20.0	3	20.0	2	13.3	0	0.0	15	-	562,022
Year-to-date 2017	1	2.7	4	10.8	18	48.6	13	35.1	1	2.7	37	800,000	800,789
New Tecumseth													
April 2018	41	59.4	27	39.1	0	0.0	1	1.4	0	0.0	69	490,000	497,782
April 2017	29	41.4	39	55.7	2	2.9	0	0.0	0	0.0	70	505,000	497,419
Year-to-date 2018	132	50.6	107	41.0	9	3.4	13	5.0	0	0.0	261	500,000	522,570
Year-to-date 2017	71	34.8	131	64.2	2	1.0	0	0.0	0	0.0	204	510,000	500,388
Orangeville													
April 2018	1	11.1	5	55.6	3	33.3	0	0.0	0	0.0	9	-	605,011
April 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	8	20.5	21	53.8	9	23.1	1	2.6	0	0.0	39	587,500	590,541
Year-to-date 2017	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
Toronto CMA													
April 2018	93	10.2	201	22.1	139	15.3	156	17.1	322	35.3	911	835,000	1,070,275
April 2017	78	8.2	273	28.6	200	20.9	155	16.2	249	26.1	955	730,000	955,101
Year-to-date 2018	369	11.7	812	25.7	525	16.6	420	13.3	1,028	32.6	3,154	755,000	1,029,550
Year-to-date 2017	266	6.7	1,014	25.5	938	23.6	739	18.6	1,017	25.6	3,974	755,000	969,156
Oshawa CMA													
April 2018	3	4.9	23	37.7	20	32.8	9	14.8	6	9.8	61	675,000	725,903
April 2017	35	41.7	28	33.3	9	10.7	10	11.9	2	2.4	84	510,000	580,107
Year-to-date 2018	29	10.7	114	41.9	76	27.9	43	15.8	10	3.7	272	637,500	674,188
Year-to-date 2017	163	44.1	133	35.9	40	10.8	27	7.3	7	1.9	370	510,000	560,954
Greater Toronto Area													
April 2018	50	5.8	162	18.9	153	17.9	163	19.0	328	38.3	856	880,000	1,128,484
April 2017	82	8.8	246	26.5	196	21.1	153	16.5	253	27.2	930	732,500	970,427
Year-to-date 2018	248	8.2	693	23.0	575	19.1	445	14.8	1,054	35.0	3,015	800,000	1,073,382
Year-to-date 2017	337	8.5	867	21.9	954	24.1	752	19.0	1,046	26.4	3,956	760,000	976,048

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
April 2018

Submarket	April 2018	April 2017	% Change	YTD 2018	YTD 2017	% Change
Toronto City	2,163,695	2,194,280	-1.4	1,925,634	1,887,939	2.0
Toronto	-	-	n/a	-	-	n/a
East York	-	-	n/a	-	-	n/a
Etobicoke	-	-	n/a	-	939,384	n/a
North York	2,101,500	-	n/a	1,309,516	-	n/a
Scarborough	-	-	n/a	-	-	n/a
York	-	-	n/a	-	-	n/a
York Region	1,170,521	1,265,414	-7.5	1,193,370	1,195,319	-0.2
Aurora	1,289,731	1,256,053	2.7	1,723,496	1,083,351	59.1
East Gwillimbury	603,500	598,590	0.8	606,985	638,150	-4.9
Georgina Township	887,323	592,689	49.7	722,393	578,941	24.8
King Township	1,824,760	1,254,746	45.4	1,694,047	1,358,777	24.7
Markham	-	1,139,756	n/a	-	1,673,004	n/a
Newmarket	871,423	792,460	10.0	838,210	797,854	5.1
Richmond Hill	2,835,792	2,335,139	21.4	2,777,346	1,921,965	44.5
Vaughan	1,467,447	1,512,114	-3.0	1,768,049	1,347,900	31.2
Whitchurch-Stouffville	971,548	741,073	31.1	874,061	695,900	25.6
Peel Region	833,338	707,667	17.8	734,180	722,868	1.6
Brampton	750,458	665,234	12.8	684,602	686,815	-0.3
Caledon	731,218	740,300	-1.2	727,395	771,735	-5.7
Mississauga	1,617,000	1,625,327	-0.5	1,702,791	1,525,610	11.6
Halton Region	1,153,182	995,107	15.9	1,360,363	1,263,936	7.6
Burlington	-	-	n/a	2,072,283	-	n/a
Halton Hills	-	865,900	n/a	992,475	1,055,617	-6.0
Milton	937,381	855,989	9.5	933,045	807,620	15.5
Oakville	1,346,660	1,219,249	10.4	1,576,345	1,590,059	-0.9
Durham Region	742,656	540,123	37.5	748,833	575,028	30.2
Ajax	816,761	644,761	26.7	830,376	639,115	29.9
Brock	-	-	n/a	-	-	n/a
Clarington	692,455	518,273	33.6	622,124	498,494	24.8
Oshawa	-	506,000	n/a	699,683	527,413	32.7
Pickering	-	-	n/a	1,012,899	817,250	23.9
Scugog	-	-	n/a	-	-	n/a
Uxbridge	-	-	n/a	909,638	422,906	115.1
Whitby	-	-	n/a	801,875	758,452	5.7
Remainder of Toronto CMA	551,313	584,799	-5.7	555,435	550,379	0.9
Bradford West Gwillimbury	651,764	603,790	7.9	617,068	570,717	8.1
Town of Mono	562,022	800,789	-29.8	562,022	800,789	-29.8
New Tecumseth	497,782	497,419	0.1	522,570	500,388	4.4
Orangeville	605,011	-	n/a	590,541	-	n/a
Toronto CMA	1,070,275	955,101	12.1	1,029,550	969,156	6.2
Oshawa CMA	725,903	580,107	25.1	674,188	560,954	20.2
Greater Toronto Area (GTA)	1,128,484	970,427	16.3	1,073,382	976,048	10.0

Source: CMHC (Market Absorption Survey)

Figure 5.1a: MLS® Residential Average Price for Toronto

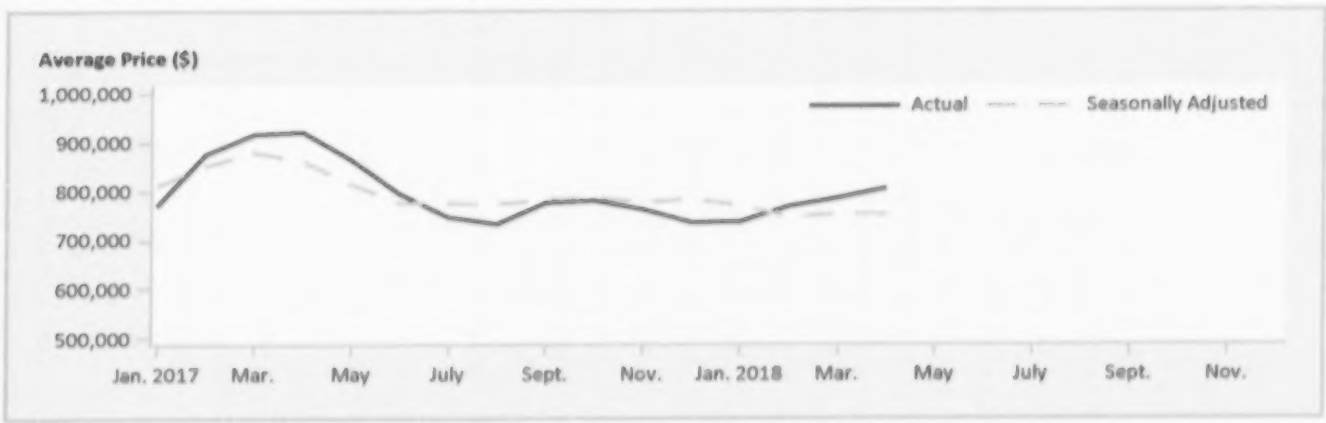


Figure 5.2a: MLS® Residential Sales for Toronto

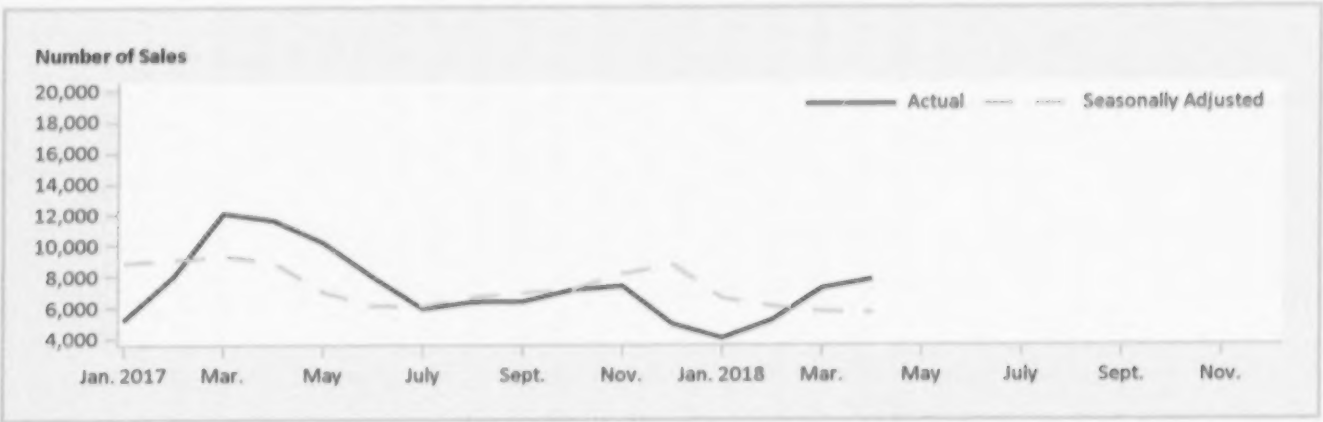
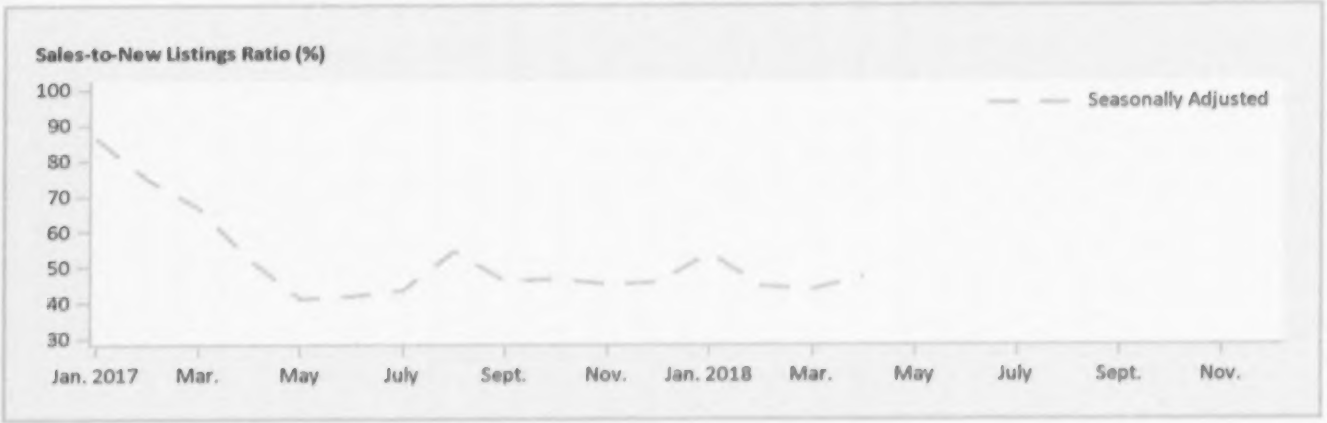


Figure 5.3a: MLS® Residential Sales- to- New Listings Ratio for Toronto



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Source: CREA / Haver Analytics

Figure 5.1b: MLS® Residential Average Price for Durham Region

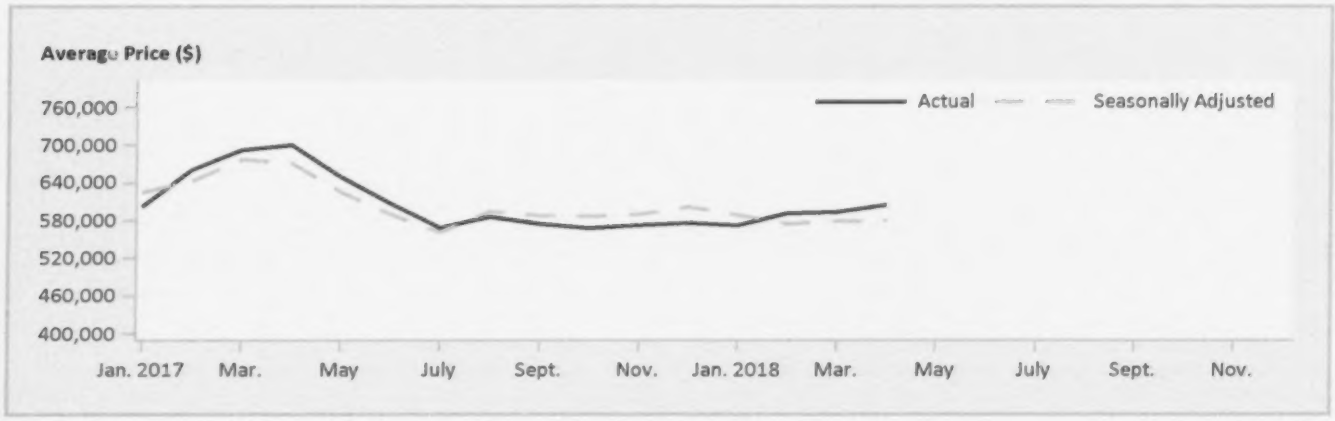


Figure 5.2b: MLS® Residential Sales for Durham Region

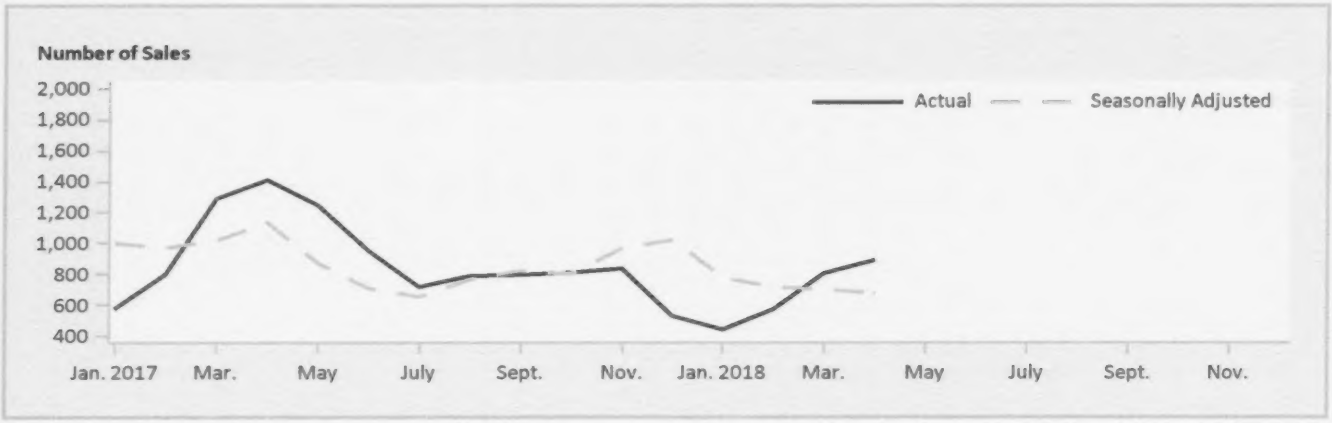
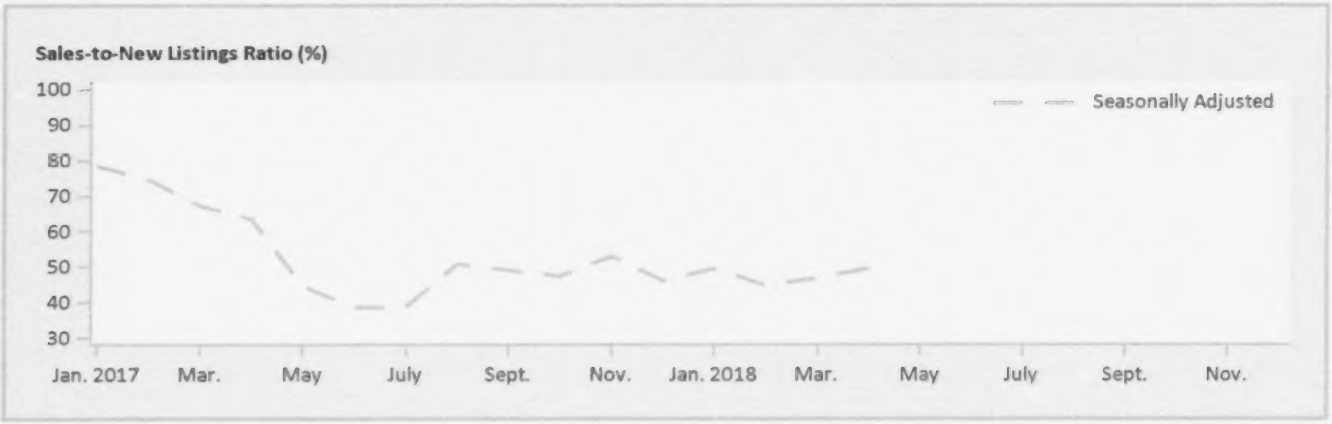


Figure 5.3b: MLS® Residential Sales- to- New Listings Ratio for Durham Region



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Source: CREA / Haver Analytics

Table 6a: Economic Indicators Toronto CMA
April 2018

		Inteterest Rates			NHPI, Total, Toronto CMA 2016.12 =100	CPI, Toronto CMA 2002 =100	Toronto Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2017	January	561	3.14	4.64	100.2	132.1	3,218	7.0	66.0	967
	February	561	3.14	4.64	101.2	132.5	3,235	7.0	66.3	969
	March	561	3.14	4.64	101.4	133.0	3,248	7.1	66.5	970
	April	561	3.14	4.64	103.5	133.6	3,257	6.8	66.4	976
	May	561	3.14	4.64	104.6	133.7	3,265	6.9	66.5	974
	June	561	3.14	4.64	104.6	134.2	3,267	6.7	66.3	974
	July	573	3.14	4.84	104.6	134.0	3,270	6.8	66.3	975
	August	573	3.14	4.84	104.6	133.8	3,274	6.3	65.9	983
	September	575	3.09	4.89	104.6	134.4	3,293	6.1	66.0	990
	October	581	3.24	4.99	104.7	134.3	3,315	5.9	66.2	994
	November	581	3.24	4.99	104.7	134.6	3,336	6.0	66.5	999
	December	581	3.24	4.99	104.7	134.0	3,356	6.0	66.9	1,005
2018	January	590	3.34	5.14	104.6	135.3	3,363	5.9	66.8	1,011
	February	590	3.34	5.14	104.0	136.0	3,364	5.8	66.6	1,015
	March	590	3.34	5.14	103.7	136.7	3,351	5.8	66.2	1,017
	April	590	3.34	5.14		136.8	3,342	5.9	66.0	1,023
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

Table 6b: Economic Indicators Oshawa CMA
April 2018

		Inteterest Rates			NHPI, Total, Toronto CMA 2016.12 =100	CPI, Toronto CMA 2002 =100	Oshawa Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2017	January	561	3.14	4.64	100.2	132.1	216.6	5.3	69.3	1,025
	February	561	3.14	4.64	101.2	132.5	211.8	5.8	68.1	1,045
	March	561	3.14	4.64	101.4	133.0	207.2	6.0	66.7	1,064
	April	561	3.14	4.64	103.5	133.6	205.8	6.1	66.2	1,073
	May	561	3.14	4.64	104.6	133.7	209.5	5.9	67.2	1,077
	June	561	3.14	4.64	104.6	134.2	213.6	5.7	68.3	1,070
	July	573	3.14	4.84	104.6	134.0	213.3	5.7	68.1	1,063
	August	573	3.14	4.84	104.6	133.8	213.3	5.1	67.5	1,059
	September	575	3.09	4.89	104.6	134.4	212.4	4.8	66.9	1,067
	October	581	3.24	4.99	104.7	134.3	212.8	5.0	67.1	1,062
	November	581	3.24	4.99	104.7	134.6	211.3	5.4	66.8	1,055
	December	581	3.24	4.99	104.7	134.0	209.0	5.5	66.0	1,030
2018	January	590	3.34	5.14	104.6	135.3	207.9	5.2	65.4	1,025
	February	590	3.34	5.14	104.0	136.0	209.2	4.8	65.5	1,027
	March	590	3.34	5.14	103.7	136.7	214.0	4.5	66.6	1,045
	April	590	3.34	5.14		136.8	219.6	4.4	68.2	1,038
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology
The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology
The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a population centre (known as the core). A CMA must have a total population of at least 100,000 of which 50,000 or more must live in the core based on adjusted data from the previous Census of Population Program. A CA must have a core population of at least 10,000 also based on data from the previous Census of Population Program. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the core, as measured by commuting flows derived from data on place of work from the previous Census Program.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

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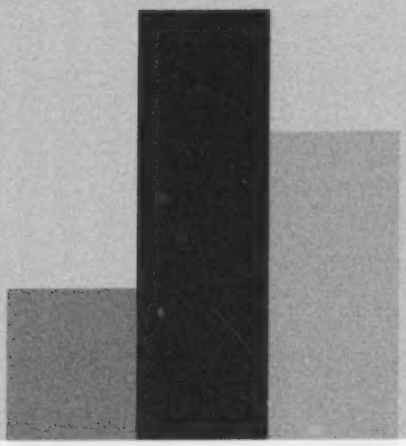

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